



Walter M. Gardner, Jr. – Mayor
Robert F. Davie, Jr. - Town Administrator

P.O. Box 281 / 113 S Bragg St.
Warrenton, NC 27589-0281
(252) 257-1122 Fax (252) 257-9219
www.warrenton.nc.gov

1. Applicant Identification: Town of Warrenton, NC
PO Box 281
Warrenton, NC 27589
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. Warrenton is not requesting a Site-specific Assessment Grant Waiver
3. Location:
 - a. Town of Warrenton
 - b. Warren County
 - c. North Carolina
4. Property Information for Site-specific Proposals: N/A
5. Contacts:

Project Director:	Chief Executive/Highest Ranking Official:
Robert Davie	Robert Davie
Town Administrator	Town Administrator
Town of Warrenton	Town of Warrenton
PO Box 281	PO Box 281
Warrenton, NC 27589	Gastonia, NC 27589
Ph: 252-257-1122	Ph: 252-257-1122
townadministrator@warrenton.nc.gov	townadministrator@warrenton.nc.gov
6. Population:
Warrenton's Population: 1,056¹

¹ US Census 2018 American Community Survey 5-year Estimates

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated floodplain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: NCDEQ Letter Attached



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

October 14, 2020

Robert Davie
Town Administrator
Town of Warrenton
P.O. Box 281
Warrenton, NC 27589

Re: U.S. EPA Brownfields Community-Wide Assessment Grant – Town of Warrenton

Dear Mr. Davie,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Warrenton's application for a U.S. EPA Brownfields Community-Wide Assessment Grant. We are aware that your grant will focus on revitalization and redevelopment of the downtown Warrenton area. This grant would be a tremendous economic development achievement and support redevelopment of the Town.

We hope that the Town is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

ec: Cindy Nolan, U.S. EPA Region 4
Hayley Irick, DEQ



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

Located on North Carolina's northeastern piedmont near the border with Virginia, Warrenton was incorporated in 1779. The small settlement of storehouses and shops at the junction of stage coach lines became the county seat of the newly-formed Warren County. The tobacco industry brought early prosperity to the region, followed by cotton. Warrenton was one of the wealthiest towns in North Carolina from 1840 to 1860, when the population peaked at 1,520. Warrenton served as a center for trade and entertainment for the region, and merchants and planters built large homes in the town. Today, more than 90% of the town's buildings are on the National Register of Historical Places. After the Civil War, the region's agricultural economy struggled to recover, and the town lost nearly 40% of its population. The northeastern counties of North Carolina did not enjoy the industrial growth seen elsewhere in the state. Instead, Warrenton's economy continued to predominantly rely upon being the regional center for agriculture and light industry. The town began to prosper again in the 20th century, peaking in the 1950s when North Carolina farmers were producing over 850 million pounds of tobacco. However, starting in the 1970s and into 1980s, growing concerns over the health effects of cigarette smoking began to reduce the market demand for tobacco. Then, in 1998, the four largest US tobacco companies entered into a master settlement agreement with state Attorneys General, and demand for tobacco dropped significantly. In 2018, North Carolina farmers produced only 252 million pounds of tobacco – over 70% less than peak production. As production dropped, tobacco processors and warehouses in town were forced to close. Then, global competition further impacted the few manufacturing businesses in town – a local mill and a shirt factory closed in the 1990s and a furniture factory closed in 2007. As the fortunes of the region's agricultural economy dropped, so did the town's. After reaching 1,166 in 1950, the population has stagnated and declined since then and is now estimated at 1,056 people. With the loss of jobs and people, the once vibrant downtown suffered, and many businesses were forced to close. With an area of less than one square mile, the Target Area for this project includes the entirety of Warrenton.

1.a.ii. Description of the Priority Brownfield Sites

The Town and our community partners identified several sites that present an opportunity for the revitalization of Warrenton. Due to their current state of blight, the environmental uncertainties associated with them, and their potential for redevelopment, the following are the priority sites for this project:

Dameron Building – This 23,000 square foot (sqft), 2-story historic brick building, located at the corner of Main and Franklin Street in the heart of downtown, has gone through a number of uses over the years, reportedly including tobacco processing and warehousing, furniture sales and repairs, and an early grist mill. The building features three storefronts facing Franklin Street. Now vacant, potential contaminants of concern include solvents, metals, herbicides, pesticides, asbestos-containing materials (ACM), and lead-based paint (LBP). Single family homes are located on the adjacent blocks less than 100 feet away. As the building ages, the deterioration of the building materials and their potential to become airborne are a concern.

Former County Jail – Located one block of Main Street at the corner of Macon and Bragg Street, the 5,000 sqft, 2-story historic county jail building sits empty and weathered. The former jail building is suspected of having a significant amount of ACM and LBP, hindering its reuse. Additionally, once heated by a boiler, the property may have petroleum contamination from underground storage tanks (USTs) and potentially offsite impacts of chlorinated solvents from former dry cleaners and printing shops located up-gradient. Warren County's child support services building is adjacent to the site, and single-family homes share the same block and are less than 400 feet from the jail building. Again, airborne contamination from deteriorating

building materials are a concern, as well as potential indoor vapor intrusion from petroleum or solvent contamination in soil or groundwater.

Former Southern States – Situated behind our library on Franklin Street, the Southern States building caught fire in 2011 and burned to the ground. One of the oldest businesses in town, the Southern States store was housed in a former tobacco warehouse. Firefighters had to let the fire burn itself out, due to concerns that spraying more water on the building would cause chemicals to run into Horse Creek and the town's water supply. The store sold hazardous and flammable materials, including agricultural chemicals, fertilizer, aerosols, propane, and ammunition. After the fire, the 6.5-acre site was cleared of most of the rubble, leaving behind only small piles of debris, the building slabs, and environmental concerns. The property has been vacant and for sale since the fire, but its reuse continues to be hindered by suspected contamination from heavy metals, solvents, volatile organic compounds (VOCs), semi-VOCs (SVOCs), herbicides, pesticides, petroleum constituents, and polycyclic aromatic hydrocarbons (PAHs) after the fire. With single-family homes bordering the property to the north, west, and south, the potential contamination on the site raises concerns of migration through stormwater runoff over contaminated soils, migration through groundwater, or impacts to Horse Creek and the town's water supply.

Other sites in the Town include a former grocery store, a closed former auto parts store, numerous previous gas stations, several older buildings, a dry cleaners, and a print shop in the downtown business district. The environmental concerns in these and the three priority sites have hindered their redevelopment and reuse, and these vacant, blighted, deteriorating properties continue to hamper our downtown revitalization efforts.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Five key tenets of the Town's mission are: maintaining small town charm, keeping the business district active, keeping young people excited about living in Warrenton, increasing prosperity and vibrancy and respecting history while engaging the future. In furtherance of this mission, the town entered the Small Town Main Street program in 2011 and established a Revitalization Committee to focus on the improvement of the downtown business district and the revitalization of the town. Comprised of residents, business owners, and community stakeholders, the committee embarked on a long-term planning effort to involve the community in developing a vision for Warrenton's future. The vision includes a vibrant downtown with a healthy mix of retail, entertainment, office, and residential uses that caters to the existing community while also attracting new residents, entrepreneurs, and businesses. The town and the committee have continued to work towards those goals, and we have seen some recent successes with opening of a new coffee shop and a brewery in formerly vacant downtown buildings.

More significantly, Research Triangle Park (RTP), the largest research park in the United States and a premier innovation center, recently signed a Memorandum of Understanding (MoU) to extend their widely recognized brand to downtown Warrenton and work with the Town to establish a co-working space and business incubator called Frontier Warren. This will be the first RTP partnership of its kind and outside of their main location, which is found at the epicenter of three Tier-1 research universities. RTP will lend its entrepreneurial programming expertise via live video feeds in three interconnected buildings on Main Street. The incubator has the potential to create a demand for new business spaces as growing companies are spun out of the incubator and new residential spaces for the workers these businesses will attract. This will have a significant economic development to our downtown and promote the further growth of stores and businesses in town. As such, the town and the Revitalization Committee will leverage the RTP partnership to promote the reuse of dilapidated and underutilized properties, particularly the

priority sites. Infill development is critical to the formation of a creative downtown space that attracts and supports these startup firms.

In its recent goal-setting workshop two of the Board's identified top town priorities included developing downtown apartment living and addressing empty buildings, which this project will help facilitate. Specifically, one plan for the **Former County Jail** envisions the sustainable reuse of the historic building as a potential co-working space location for the expansion of the RTP program – its current layout of “cells” could be the perfect size for freelancers, solopreneurs, and other coworkers. A project is already in the planning stages to convert the **Dameron Building** into 21 to 26 units of 1- and 2-bedroom apartments, but the environmental concerns need to be resolved before the plan can advance further. The **Former Southern States** property offers enough acreage to create a mixed-use development with commercial fronting Franklin Street and new, energy-efficient residential apartments above and behind. The site has the potential to offer expansion space to the Working Landscapes Produce Center, a local non-profit, that supplies local schools with fresh produce sourced from farmers in the region. Currently, located in a former tobacco warehouse and block building across the street, the non-profit is quickly outgrowing their current space. The community would like to see them continue to expand and potentially offer a community farmers market as well.

The town also recently completed the Warrenton Bicycle and Pedestrian Plan and a Streetscape Master Plan. These plans create a network of walkable spaces, a bike-friendly, and aesthetically inviting downtown with improved connections between these priority sites, the downtown, and the rest of town. This is exactly the type of downtown eco/pedestrian-friendly space desired by innovative entrepreneurs and tech workers. Together, these plans and the revitalization efforts will provide the needed environment to attract and retain leading talent and the economic development these fast-growing firms can bring to a community.

1.b.ii. Outcomes and Benefits of Reuse Strategy

The RTP incubator project will be a catalyst for our ongoing efforts to create a vibrant, livable downtown economy. The priority sites offer great opportunities to provide affordable housing for employees and business owners, sites for business offices and co-working spaces, and locations for additional retail and services. The reuse of these sites will attract significant investment, increase tax revenues, and create jobs. For example, the planned redevelopment of the **Dameron Building** is projected to include over \$4 million in investment that will likely raise the assessed value of the building from its current \$92,000 to over \$3 million. The plan calls for the sustainable reuse of the building, transforming the historic structure into energy-efficient apartments. The **Former Southern States** property is currently assessed at a little over \$100,000, and the **Former County Jail** is county-owned and generates no tax revenues. Any reuse of these properties will have a significant impact on tax revenues, and each will attract significant investments for redevelopment. By answering the environmental questions inhibiting the redevelopment of these sites, this project will help facilitate their reuse, creating the vitality needed to reverse decades of population decline and economic stagnation resulting from the local decline in the agricultural and manufacturing economy. Their redevelopment will also directly facilitate economic growth in the **Opportunity Zone**, located less than 3 miles to the north, where the closest full-service grocery store, other retail and service businesses, and construction and skilled-trades contractors are located. The redevelopment investment in the priority sites as well as spending by new residents and businesses will create jobs and generate income for the town and the **Opportunity Zone**. Thus, as we have been throughout our history, Warrenton will continue to be the center that spurs economic growth throughout our region.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The town has and is always willing to persistently pursue any funding source to achieve our revitalization goals. As a local government, we are eligible for many Federal and state grants that could be applicable to the redevelopment of the priority sites. For the redevelopment of the **Dameron Building**, the town is considering a public-private partnership that includes the use of over \$1.1 million in Federal and State Historic Tax Credits and over \$3 million in private equity and financing. For the cleanup and remediation at the **Former County Jail**, the town may consider applying for an EPA Brownfields Cleanup Grant, NC Department of Commerce's Community Development Block Grant for Economic Development (CDGB-ED), Golden Leaf Foundation funds, or US Department of Agriculture (USDA) Rural Development funds. Depending on the reuse plan, similar or other funds could be pursued for the **Former Southern States** property. For example, with potential contaminants migrating to Horse Creek, we could potentially leverage North Carolina's Clean Water Management Trust Fund (CWMTF), which provides grants to local governments and non-profits to finance projects that address water pollution problems.

In addition, RTP's contribution of training, staff support, and promotion of the Warrenton Frontier incubator extension site will be vital for our economic growth and the reuse of brownfield sites. Warrenton has a proven history of leveraging state and federal funding sources to promote important development projects, and we are committed to continuing to do so to reuse the priority sites and revitalize town.

1.c.ii. Use of Existing Infrastructure

The reuse of the priority sites will take advantage of infrastructure that already exists, including electric utilities and municipal roads, water, sewer, and sidewalks, consistent with town planning goals and smart growth policies. Two of the three priority sites have existing structures that can be viably and sustainably repurposed. The existing infrastructure has adequate spare capacities for continued and expanded operations; therefore, additional infrastructure needs are not anticipated.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Warrenton is a small, low-income town of 1,056 residents, a population that has been stagnant or declining over the past several decades. After the decimation of tobacco farming and the closure of the textile mill and furniture factory, the town's economic fortunes have suffered significantly. Today, the town's median household income of \$30,427 is almost 15% less than Warren County's \$35,962 and significantly less (43%) than the state's \$53,855. Town residents' reliance on food stamp/SNAP benefits is nearly triple that of the state (33.2% for the town vs. 18.9% for county and 13.2% for state). 25% of town individuals live below the poverty threshold, compared to 19.2% in the county and 15.3% in the state. While 87.5% of the town's families with children under 5 years old live below the poverty threshold, only 20.8% of the county's and 15.3% of the state's live below the poverty threshold.¹ The town's budget of only \$1.25 million has been squeezed by sizable increases in health insurance (up 7%), mandatory state retirement contributions (up 13%), and overall increased costs of running the town. Therefore, we have very limited resources to address the environmental concerns of the brownfields in our community and need grant assistance to achieve our revitalization goals.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1). Health or Welfare of Sensitive Populations

Warrenton has highly vulnerable populations of minority, low-income, young children in poverty, and the elderly. While most of our demographics are similar to the county's, our

¹ US Census 2018 American Community Survey 5-year Estimates

community (and region) has a higher concentration of minority residents than the state (48% vs. 31%); lower median household incomes (see section 2.a.i); 87.5% of families with children under the age of 5 living below the poverty threshold; and, the percentage of residents age 65 and over in Warren (38%) is higher than the county (23%) and double that of the State (15%). Left unaddressed, the priority sites pose health and welfare concerns; and these sensitive populations are more susceptible to the risks of exposure to environmental contamination, particularly those suspected on the priority sites (see next section). In addition to lower incomes, the welfare of sensitive populations are also impacted by the vacant and blighted sites depressing the property values of surrounding properties, which contributes to the lower median home value in town of only \$106,000 compared to the state's median of \$180,600.² By encouraging the planned reuse of the priority properties, this project will not only help identify and mitigate potential environmental exposures but also reduce blight and vacancy, improve property values, facilitate new business and job creation, and attract new, younger residents to town.

2.a.ii.(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions

As the following table also shows, Warren County (data is not available at the Town level) has higher incidences of Colon & Rectum, Kidney & Renal, and Uterus cancers than the state and the U.S.³ The county ranked as the 2nd highest in incidence rate for Colon & Rectum Cancers out of all 100 North Carolina counties. The suspected contaminants on the priority sites include pesticides, which have been linked to colon cancers and PAHs, which have been linked to kidney cancers. In addition, the county has a 27% higher incidence of birth defects compared to the state⁴, and exposures to pesticides, herbicides, and solvents have been linked to birth defects. The rate of hospital discharges in Warren County with the primary diagnosis of asthma (per 100,000) was 108.7 in 2014 compared to 90.9 in the State of North Carolina.⁵ Exposure to airborne particulates, such as wind-blown contaminated soils and asbestos from the deteriorating buildings on the priority sites, may contribute to and/or complicate asthma and other respiratory diseases.

Incidence Rate of:	Warren County	North Carolina	U.S.
Colon & Rectum Cancers	52.2	37.0	38.4
Kidney & Renal Pelvis Cancers	29.9	17.3	16.6
Uterus Cancers	26.4	25.3	27.0
Birth Defects (per 10,000 live births)	428.1	336.0	N/A
Hospital Discharges for Asthma	108.7	90.9	N/A

The assessment and eventual remediation and redevelopment of these properties will reduce the targeted community's exposure risk to the suspected contaminants and help lower the incidence of cancers and birth defects in the town and county.

2.a.ii.(3). Disproportionately Impacted Populations

According to the EPA EJSCREEN tool, the town has high EJ Indexes relative to North Carolina as a whole in several areas, including: Lead Paint (93%), PM 2.5 (86%), Ozone (85%), NATA Cancer Risk (85%), and NATA Respiratory HI (84%). As previously discussed, Warrenton has a higher concentration of minority and low-income residents, and the community has been disproportionately impacted by the brownfield sites and as a result have lower household incomes, lower median home values, and higher rates living below the poverty threshold. In addition, our high minority and sensitive populations are disproportionately impacted by having a greater risk of exposure to the contaminants suspected at the priority sites through contaminated stormwater site runoff and wind-blown or groundwater migration of contaminants. Site assessments and cleanup planning under this project will identify potential

² ibid

³ National Cancer Institute. State Cancer Profiles. 2013-2017.

⁴ North Carolina State Center for Health Statistics. 2011-2015.

⁵ North Carolina Department of Health and Human Services Chronic Disease and Injury Section. Asthma 2014.

contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants. Facilitating the planned reuse of the sites will attract new commercial and residential development and help revitalize the town.

2.b. Community Engagement

2.b.i. Project Involvement & 2.b.ii. Project Roles

Organization	Contact	Project Role
Revitalization Committee	Michael Coffman 252-213-8047 m.coffman@warrenton.nc.gov	Primary advisory and community engagement role; composed of target area residents, business owners, and community stakeholders; assist with site identification, prioritization, and reuse planning
Research Triangle Park	Morgan Weston, Director of Marketing & Communications, 919-433-2017, weston@rtp.org	Valued partner to grow businesses and identify additional properties; Technical expertise for reuse planning
Working Landscapes Produce Center	Carla Norwood 252-257-0205 carla.m.norwood@gmail.com	Potential future user of sites; Assistance with site selection and reuse, promotion to public
Rotary Club	Butch Meek, 252-432-1278 butch.meek@gmail.com	Provide time at meetings for public input and engagement
Community College	Lyndon Hall, Dean of Warren Campus (252) 738-3687, halll@vgcc.edu	Promotion to public, provide input on needs and reuse
Preservation Warrenton	Brooke Holt, Vice President 919-357-7145, bholt7160@gmail.com	Provide technical assistance to the town and the committee

2.b.iii. Incorporating Community Input

The town will continue to rely upon the successful Revitalization Committee (composed of residents, business owners, and community stakeholders dedicated to downtown revitalization) to serve as an advisory board for this project. The committee will support the project by identifying and prioritizing sites for assessment, supporting community outreach activities, identifying redevelopment needs and opportunities, and participating in reuse planning and visioning activities. The town will develop outreach materials to provide information on the project's background, goals, planned activities, and points of contact. This will include printed materials (brochures, flyers, fact sheets, etc.) as well as social media and the town's website. The town and Revitalization Committee will also host community meetings to disseminate information, answer questions, solicit input, and engage residents. Due to COVID-19, our committee currently operates both virtually and in physically distanced, limited capacity in-person meetings. As these have proven effective, we will continue to use this combined approach as needed. A typical community meeting will include a review of our inventory of brownfields sites to discuss priorities and gather feedback on targeted sites. A second type of meeting will be held to gather input on site-specific reuse concepts, where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/ residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs. The town and Revitalization Committee will carefully consider all community input and respond appropriately in a timely manner, soliciting and responding to comments via email, online meeting platforms, telephone calls, and written correspondence. We will also work closely with our Revitalization Committee and other community-based partners to ensure that communication messages reach all constituent groups within the town. Translation services will be used when needed to reach our small non-English speaking population (<3%).

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i. Project Implementation

The following Work Breakdown Structure (WBS) outlines the various tasks and subtasks required to implement the 3-year brownfields project. Warrenton selected an expert professional services firm (Contractor) with experience in brownfields redevelopment and EPA grant project implementation to help execute selected WBS tasks and subtasks, as indicated.

TASK 1.0 – Project Oversight (Lead: Town of Warrenton)

The Town of Warrenton will track the project's tasks, schedule, and budget; oversee the work of the selected brownfields contractor (already competitively procured); and report on project activities and accomplishments to stakeholders. The project manager will also attend relevant meetings, workshops and conferences sponsored by EPA and/or the North Carolina Department of Environmental Quality (NCDEQ). The outputs produced by the Project Manager will include 12 Quarterly Reports, three annual Disadvantaged Business Enterprise (DBE) Utilization reports, three Financial Status Reports (FSR), regular updates in ACRES, and one Final Closeout Report.

TASK 2.0 – Community Involvement (Lead: Town of Warrenton)

The Town of Warrenton with support from the contractor will use multiple distribution channels for communicating with the Target Area community about the grant project, including local newspaper, fact sheets and brochures, social media and public meetings (both virtual and in-person). In addition, the project team will rely upon the existing Revitalization Committee to serve as a community advisory board for the project. The goal of these efforts will be to inform the public of the grant activities and the progress being made to accomplish project objectives, educate impacted areas on the nature of brownfields redevelopment, and invite participation in establishing community needs, redevelopment priorities, and site reuse.

Task 2.1 – Develop Outreach Materials (Town of Warrenton & Contractor)

Develop press releases, a project fact sheet, PowerPoint presentation, posters, and a brochure for project outreach. Costs include associated printing expenses and the development of handouts, purchase of flipcharts and production of maps for the community meetings.

Task 2.2 – Author Community Involvement Plan (Contractor & Town of Warrenton)

Create a document that outlines all the requirements for the outreach efforts, the selected strategies for effective communication/recruitment, and specific implementation steps.

Task 2.3 – Hold Community Meetings and Planning Events (Town of Warrenton)

Hold local community meetings at critical milestones during project implementation, including project kickoff, site selection and post-assessment reporting.

Task 2.4 – Support Community Meetings and Planning Events (Contractor)

Task 2.5 – Lead the Revitalization Committee (Town of Warrenton)

The committee will meet on a quarterly basis to identify and prioritize sites, review progress, provide guidance to the project team, and review/process community input.

Task 2.6 – Disseminate Project Information (Town of Warrenton)

Set up/manage a social media page and a web platform that provides critical project updates and distribute press releases. Submit project event notices to local and regional media.

TASK 3.0 – Environmental Site Assessments (ESAs) (Contractor)

Specific sites will be selected for ESA activity by the Revitalization Committee with input from community stakeholders as part of TASK 2 activities. Phase I and II ESAs will then commence. A breakdown of cost estimates are included below the budget table.

Task 3.1 – Phase I ESAs

The Contractor will complete Site Eligibility Forms for EPA approval prior to beginning the ESAs. As applicable, Petroleum Determinations will be made by NCDEQ and/or EPA as needed. Ten (10) sites are anticipated, five of which are expected to have petroleum contamination. Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) Rule (70FR66070).

Task 3.2 – Phase II ESAs

Phase II ESAs will be completed in accordance with ASTM 1903-19. Quality Assurance

Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both the EPA and NCDEQ for review and approval prior to the start of Phase II ESA activity. We anticipate completing two large Phase II ESAs due to the degree of contamination and the complexity of the anticipated assessment activities. Two smaller Phase II ESAs are also anticipated to be completed. Half of these sites are expected to have petroleum contamination.

Task 3.3 – Asbestos-Containing Materials (ACM) and Lead-based Paint (LBP) Surveys

TASK 4.0 – Cleanup Planning (Lead: Town of Warrenton and Contractor)

Cleanup planning will be conducted for high-priority sites following the completion of the appropriate environmental assessment activity. The selected Contractor will prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) for approximately two sites. Each ABCA will compare and contrast different methods of addressing the contamination found on the site. Costs, effectiveness, feasibility of implementation, climate resiliency, and public input will be considered when evaluating the alternatives (one of these sites is expected to have petroleum contamination). We are planning on six additional cleanup planning activities which may include visioning, limited market assessment to support redevelopment planning, business recommendations and plan view design, streetscape improvements and example façade improvements, and a summary of strategies and suggested next steps. The Town will coordinate special community meetings to support these activities.

3.a.ii. Anticipated Project Schedule

The following schedule outlines the project's anticipated 3-year work plan. Activities will first focus on the priority sites, the owners of which we have already agreed to participate and grant access. The town will then prioritize additional sites with input from the Revitalization Committee.

Ref	Task	Year 1				Year 2				Year 3			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.0	Project Oversight												
2.0	Community Involvement												
2.1-2	<i>Materials & Plan</i>												
2.3-4	<i>Community Meetings</i>												
2.5-6	<i>Board and Info Dissemination</i>												
3.0	ESAs												
3.1	<i>Phase I ESAs</i>												
3.2	<i>Phase II ESAs</i>												
3.3	<i>ACM Surveys</i>												
4.0	Cleanup Planning												

3.a.iii. Task/Activity Lead - See WBS Task Descriptions for task leads (Section 3.a.i.)

3.a.iv. Outputs

Task	Deliverables/Outputs
Task 1.0	EPA Brownfields Meetings – Attendance (3); NC DEQ Brownfields Meetings – Attendance (3); Quarterly Reports (12); Disadvantaged Business Enterprise Utilization Reports (3); Financial Status Reports (3); ACRES Updates (as needed)
Task 2.0	Revitalization Committee Meetings (12); Community Involvement Plan; Press Releases (4+); Project Fact Sheet; PowerPoint Project Briefing; Project Posters (2); Project Brochure; Project Maps – for meetings (2+); Community Meetings (multiple) – Input notes; Community Planning Events (2) – Input notes/planning outcomes; Web Page and Social Media Page
Task 3.0	Phase I ESA Reports (10); Phase II ESA Reports (4); ACM Survey Reports (4)
Task 4.0	ABCAs (2); Cleanup Planning Task Final Reports (6); Community/Development Site Meetings (2+)

3.b. Cost Estimates

The following budget table summarizes the cost estimate for our brownfields program.

Budget Categories		Project Tasks (\$)				
		Task 1.0	Task 2.0	Task 3.0	Task 4.0	Total
Direct Costs	Personnel	In-kind	In-kind	In-kind	In-kind	In-Kind
	Fringe Benefits					\$0
	Travel	\$5,000				\$5,000
	Equipment					\$0
	Supplies		\$1,000			\$1,000
	Contractual		\$14,000	\$249,000	\$31,000	\$294,000
	Other					
Total Direct Costs		\$5,000	\$15,000	\$249,000	\$31,000	\$300,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$5,000	\$14,000	\$249,000	\$31,000	\$300,000

The above costs were developed using the following estimates and unit costs based on past experience with contractors and consultants in the industry.

Personnel – The Town anticipates our program management team will spend approximately 600 hours over the course of the 3 years of the project's period of performance. The hours spent for project oversight (Task 1.0) will be provided by the town as an in-kind contribution.

Travel – Travel expenses will be incurred to travel to state brownfields meetings held by NCDEQ and national conferences by EPA. We anticipate attending a total of 4 meetings.

2 national mtgs X \$1,800/trip = \$3,600

2 state/regional mtgs X \$700/trip = \$1,400

Supplies – Supplies include items needed to help facilitate community meetings such as post-it notes, markers, printed handouts and briefings, writing boards, and related items.

20 meetings X \$50/meeting = \$1,000

Contractual – Costs for contractor activities are built up from informal estimates provided by experts in the industry to assist us with this application. They are listed below by type of activity.

Outreach Materials						\$5,000
Community Involvement Plan						\$4,000
Support Community Meetings/Events						\$5,000
Phase I ESAs	10 Assessments	X	\$3,500/Ph I ESA	=		\$35,000
Generic QAPP	1 QAPP	X	\$5,000	=		\$5,000
Phase II ESAs (lg)	2 Assessments	X	\$62,500/Ph II ESA	=		\$125,000
Phase II ESAs (sm)	2 Assessments	X	\$37,000/Ph II ESA	=		\$74,000
ACM/LBP Surveys	4 Surveys	X	\$2,500/Survey	=		\$10,000
ABCA	2 ABCAs	X	\$5,000/ABCA	=		\$10,000
Reuse Planning	6 Tasks			=		\$21,000

3.c. Measuring Environmental Results

The project team will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project's progress will primarily be measured by the production of deliverables (see above table) and expenditure of funds. In addition to the outputs listed above, the team will track outcomes, including acres ready for reuse, amount of leveraged funding, and jobs created. These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure & 4.a.ii. Description of Key Staff

Mr. Robert Davie, Town Administrator, will manage the brownfields project. He has over 10 years of local government experience at the Town and County level and prior experience as an entrepreneur and IT-sector sales. Mr. Davie has secured and managed several grant programs, including a \$3M NCDEQ, Golden Leaf Foundation, and National Parks Service project; a \$3M initiative to develop an Emergency Services Building; a \$2.7M USDA grant; a \$1.7M NCDEQ grant; and a \$500K Main Street Downtown Redevelopment Fund.

Mr. Davie will be supported by Mr. Michael Coffman, who is head of the Revitalization Committee and a Town Commissioner. Mr. Coffman has been actively involved in Warrenton's revitalization efforts. He currently oversees a bicycle-pedestrian planning grant from the National Parks Service and another from the NC Department of Transportation. Ms. Meredith Valentine will assist with project financial management and reporting. She has been Warrenton's Finance Director since 2014 with responsibilities that include grants management, budgeting, and financial reporting for 8 current and active grant programs.

4.a.iii. Acquiring Additional Resources

Warrenton will contract with a Qualified Environmental Professional to lead the environmental assessment and cleanup planning tasks and support outreach, redevelopment planning, and project reporting tasks. In 2019, the Town released a Request for Qualifications (RFQ) for firms to provide brownfield consulting services for a 5-year period in accordance with 2 C.F.R. 200 and 2 C.F.R. 1500. The town selected a qualified contractor after a review of the submittals under the competitive process. A task order for this grant project will be issued under the contract upon notification of the award by the EPA, so that the contractor will be ready to initiate grant activities from day one of the project.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant (Other Federal/Non-Federal Assistance)

4.b.ii.(1) Purpose and Accomplishments

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year	Grant Accomplishments
CDBG-ED	NC Department of Commerce	\$500,000	\$209,000	2018	Funds disbursed for demolition of building interior and addition of new roof, windows and structural foundations. Remaining work underway. Completion estimate November 2020.
Wastewater Asset Inventory & Assessment	NCDEQ	\$150,000	\$150,000	2016	Project Completed. Inventory of lines and manholes recorded and GIS system, updated.
Town Hall Renovation and Water Sewer Improvements	US Department of Agriculture	\$7,426,318	\$687,595	2016	Renovation of historic town hall, water and sewer system improvements. 18,400 linear feet (LF) of 2" through 10" water line replacement/installation, 3,000 LF of 8" though 10" gravity sewer line replacement/installation.

4.b.ii.(2) Compliance with Grant Requirements

The Town has maintained compliance with the requirements for the above grants, including work scope, schedule, budget, and terms and conditions. The Town met or is meeting all reporting requirements for the USDA grant, which included inspection reports and receipts for purchased materials as payment requests are submitted, the CDBG grant, which requires annual reporting of accomplishments as well as proof of Davis-Bacon requirements, and the NCDEQ grant, which included the final deliverable. All expected results are being achieved.

THRESHOLD CRITERIA
COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT APPLICATION

1. Applicant Eligibility

The Town of Warrenton, North Carolina is a general-purpose unit of local government.

2. Community Involvement

The town will continue to rely upon the successful Revitalization Committee to serve as an advisory board for this project. The committee will support the project by identifying and prioritizing sites for assessment, supporting community outreach activities, identifying redevelopment needs and opportunities, and participating in reuse planning and visioning activities. The town will develop outreach materials to provide information on the project's background, goals, planned activities, and point of contact. This will include printed materials (brochures, flyers, fact sheets, etc.) as well as social media and the town's website. The town and Revitalization Committee will also host community meetings to disseminate information, answer questions, solicit input, and engage residents. This will include a review of our inventory of brownfields sites to discuss priorities and gather feedback on targeted sites. A second type of meeting will be held to gather input on site-specific reuse concepts, where we will share market data, environmental considerations, and other factors to discuss potential opportunities for each property – parking, entry/exit points, commercial/residential/ industry reuse options, related job creation, greenspace/parks, multimodal transportation access, landscaping concepts, and signage and frontage designs. The town and Revitalization Committee will carefully consider all community input and respond appropriately in a timely manner. We will also work closely with our Revitalization Committee and other community-based partners to ensure that communication messages reach all constituent groups within the town. Please note: due to the ongoing Covid-19 pandemic, the Town will implement virtual meetings should conditions indicate it is unsafe to meet face-to-face. Proper social distancing measures as outlined by the Centers for Disease Control will be utilized during any interaction between staff and/or with the public.

3. Expenditure of Grant Funds

The Town of Warrenton does not have an EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Warrenton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

56-6001362

* c. Organizational DUNS:

7983121380000

d. Address:

* Street1:

PO Box 281

Street2:

* City:

Warrenton

County/Parish:

* State:

NC: North Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

27589-0281

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Robert

Middle Name:

* Last Name:

Davie

Suffix:

Title:

Town Administrator

Organizational Affiliation:

* Telephone Number:

252-257-1122

Fax Number:

* Email:

townadministrator@warrenton.nc.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Warrenton Brownfield Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



R04-21-A-063

79th Street Corridor Initiative
7900 NW 27th Ave #236,
Miami, FL 33147

NARRATIVE INFORMATION SHEET

1. Applicant Identification

79th Street Corridor Neighborhood Initiative Inc.
7900 NW 27th Avenue, Suite 236
Miami, FL 33147

2. Funding Requested

a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested

- i. \$ 300,000
- ii. Not applicable

3. Location:

- a. 79th Street Corridor, Miami
- b. Miami-Dade County
- c. Florida

4. Property Information for Site-Specific Proposals: not applicable

5. Contacts

a. Project Director

Ron Butler
Executive Director
79thstreet@gmail.com
305 836 1071
7900 NW 27th Avenue, Suite 236
Miami, FL 33147

b. Chief Executive/Highest Ranking Elected Official

Oliver Gross
Board Chairman
oliverg@newurbandevelopment.org
305 799 7905
8500 NW 25th Street
Miami, FL 33147



6. Population: 6,994

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	5
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	-
The priority brownfield site(s) is impacted by mine-scarred land.	-
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	-
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	-

8. Letter from State Environmental Authority
See attached



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 28, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Northwest 79th Street Corridor Neighborhood Initiative's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the Initiative's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Initiative consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Initiative is also encouraged to contact Chris Burroughs, P.G., the Southeast District Brownfields Coordinator, at (561) 681-6651 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Crain".

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:

Ron Butler, NW 79th St. Community Redevelopment Agency – 79thstreetcra@gmail.com
Chris Burroughs, P.G., DEP Southeast District – chris.burroughs@floridadep.gov



RANKING CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area Lying along beautiful Biscayne Bay, Miami-Dade County is located in the southeastern most part of Florida. According to a 2019 census report, the County had a population of 2,716,940, making it the most populous county in Florida and the seventh-most populous county in the United States. It is also Florida's third largest county in terms of land area, with 1,946 square miles. Miami, the largest city in South Florida is world renowned for its white sand beaches, art deco architecture and glitzy nightlife. However, not all of Miami glitters and not all of its residents have prospered. Just 15 minutes from the City's downtown, the Port of Miami and the Miami International Airport, **the 79th Street Corridor (target area – CT 10.04)** has long since lost its economic footing and has languished in disrepair for many years. High crime, low educational attainment, profound poverty and unnaturally depressed property values exist despite the sky high real estate and abundant wealth that surrounds it. Abandoned lots of long-gone industry and vacant storefronts are commonplace and blight dominates. In response to the target area's great social and economic needs, the 79th Street Corridor Community Redevelopment Area was created in May 2009 by Miami-Dade County as an urban initiative under Florida Redevelopment Statute, Chapter 163. **The target area boundaries are as follows:** North by NW 87th Street, South by NW 62nd Street, East by NW 7th Avenue and West by NW 37th Avenue. In addition to its qualification as a Community Redevelopment Area under state law, the target area is designated as a federally qualified Opportunity Zone, Empowerment Zone and Enterprise Zone. A 2013 grant from the Citi Foundation, as one of only 13 nationwide Partners in Progress awardees, formed the 501(c)3 applicant organization, the 79th Street Corridor Initiative (Initiative) and provided redevelopment planning and community collaboration funding.

It would be difficult to locate an area that has suffered a more significant history of social, environmental and economic challenges than the 79th Street Corridor in urban Miami. Noxious uses, including landfills, junk yards, borrow pits, railyard maintenance facilities, a pesticide packing facility, and a chemical plant were all located here away from residents with lighter skin, more money, and the ability to influence. For over five decades (1937-1989), an eight-foot concrete wall spanning six city blocks along 12th Avenue separated this historically black community from its white neighbors. As was the case in many urban centers, this minority community was targeted as the path of least resistance and for its lower land values, when the interstate system came to Miami. Right of way acquisition fractured the target area's African American community in two with the construction of Interstates 95 and 395 (I-95 and I-395), in the 1960s. These highways not only created a concrete divide that separated residents from access to resources, goods, services and employment, but introduced yet another source of pollution and contamination, reducing air quality and elevating associated disease rates (see 2.a.ii.2.).

Prompted by the 1979 police beating death of Arthur McDuffie and unanimous not guilty verdict by an all-white jury, race riots erupted and nearly destroyed the community once again. Much of the target area burned in the turmoil and over \$100 million in damage was done. Many of the buildings and businesses that succumbed to the flames were never rebuilt. The crack cocaine epidemic of the 80's and growing gang activity worsened matters for the community and it was a frequent feature of the famed "Miami Vice" television series. Media coverage of the target area further poisoned the image of the community and created tremendous public fear. With fear came consumer withdrawal and a loss of external buying power. Without outside commercial traffic and consumption, many of the few surviving businesses closed or relocated. Desperate blight ensued and values eroded further. High crime, low educational attainment, profound poverty and a legacy of environmental degradation from heavy industry and heavy transportation lines have challenged the target area for far too long.

The 79th Street Corridor Initiative, a 501(c)3, grass roots, and community-led agency, is leading the effort to transform Miami Dade County's 79th Street Corridor from a fragmented set of residential,



commercial, and historically industrial sites with a reputation as dangerous and undesirable into a cohesive neighborhood conscious of its tangible and intangible assets and directing its future. The Initiative is led by local community-based development organizations (the Urban League of Greater Miami, Inc. and Miami-Dade Neighborhood Housing Services, Inc.) in partnership with residents, business owners and community stakeholders seeking to achieve simultaneous environmental improvement, economic growth, and community vitality. The Initiative is focused (within this application) on the western portion of the target area which has an unprecedented opportunity for sustainable development. This area has greater access to jobs, services, and amenities by public transportation than any other area in South Florida. Three rail lines intersect at 79th Street: the Tri-Rail, which links Miami-Dade, Broward and Palm Beach Counties; the MetroRail that provides access within the County; and Amtrak that links to the rest of the United States. The Initiative is working to position the 79th Street community to take full advantage of these transportation assets. This effort will be a model of sustainability, with an integrated approach to brownfields reuse and neighborhood development that is equally responsive to jobs and to the environment. The project will expand opportunities for individual residents, improve the community's quality of life, and demonstrate that environmental improvements and economic development can work together to benefit low and moderate income people. The Initiative will build on considerable community assets, including the skills of residents, public transportation, land available for assembly, undervalued market potential, home ownership potential, job access, rail freight, and rights-of-way, and intangible assets such as the sense of place, knowledge of the community, and location efficiency process.

ii. Description of the Priority Brownfield Site(s) The 79th Street Corridor Initiative is focusing on the following community-chosen priority sites for funding consideration under this FY2021 US EPA Assessment Grant. **All priority sites are located in a designated Opportunity Zone, Empowerment Zone, Enterprise Zone, designated Florida Brownfield Area, and Flood Zone AH.** Currently, the priority brownfield sites are owned by Miami-Dade County, who acquired the parcels following years of tax delinquencies after the race riots and resulting economic exodus. All sites have active developer interest, but the process is stalled. Quantification of environmental remediation is necessary before private parties will consent to proceed. Development proposals have been submitted to the County for the priority brownfields sites and as plans are approved, the County is donating the parcels to the public-private partnerships between the Initiative and developers to implement the approved development plans. The first parcel under this process transferred to the Initiative in August 2020. **Site 1: Poinciana Transit Oriented Development (TOD)** In September 2020, a Phase I Environmental Site Assessment (ESA) was completed on the 13.8-acre site, abutting Poinciana Park Elementary School, revealing the subject site was historically used as a borrow pit and then a private landfill from the 1940s to the early-1950s (prior to redevelopment as public housing and municipal services center). Previous investigations (latest dated 2009) revealed widespread soil impacts (primarily arsenic, lead and benzo(a)pyrene) at levels exceeding State cleanup target levels (CTLs). PCBs were also encountered in excess of soil CTLs within the southwest quadrant of the site. Subsurface solid waste has been identified throughout the site; primarily in the location of the former housing structures. In addition, groundwater impacts have been identified (primarily arsenic, lead and ammonia) above their associated groundwater CTLs. This site will be developed as a transit-oriented development, with a rail station, commercial sector, mixed-income housing (primarily workforce), and an educational institutional building for a local college focusing on job training. **Site 2: Poinciana Industrial Center/ Global Logistics Center** This 20-acre assemblage of 12 parcels was home to unregulated industrial uses from 1952 through the 1980s. A pesticide packaging plant was located on the south end of the assemblage, abutting the CSX East-West Railway. More than half of the assemblage's soil and groundwater is contaminated with pesticide compounds, including arsenic. The full extent of the impacts are unknown and the parcels have yet to be assessed for other potential contaminants such as creosote, volatile organic compounds, petroleum-products, heavy metals, and more from the various industrial uses and the abutting railway. The buildings were incinerated in the 1980's riots and the parcels have been



vacant since. In June 2020, the 79th St Initiative and Mana-Miami (developer) submitted a development proposal to Miami-Dade County to develop the assemblage as a Global Logistics Center (flexible, high tech industrial business incubator space). Three outparcels on the site will be developed as community uses, including a community center (providing meeting space, social services and an emergency food pantry), a workforce training center to support residents and new industries, and a federally qualified health center. The plan was developed over the last two years through community engagement and County approvals. The proposal is anticipated to be unanimously approved by County Commission in November 2020. **Site 3: Mixed Use Residential Assemblage:** This 4.47-acre assemblage of eight parcels fronts 79th Street. Heavy industrial uses have been prominent on these properties since the 1950s. Six of the parcels have been vacant since they burned down. One parcel has been a gas station since at least 1982. The remaining parcel has operated as an automobile repair and salvage facility since 1958 and includes a 1,260 sq. ft. office and service bay. The building is 62 years old, with likely asbestos and lead-based paint impacts. Additional environmental concerns include petroleum, heavy metals, and VOCs. The 79th St Corridor Initiative is working tirelessly to transform this once heavy-industrial corridor into a mixed-use, vibrant hub of retail, commercial, and family-oriented activities. Development plans are underway to transform these priority parcels into first floor commercial uses, with workforce housing on the upper floors.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans The proposed reuse strategy of the three priority brownfield sites (detailed in 1.a.ii) directly align with revitalization plans, developed in concert with residents and community-based groups since 2013, when community led redevelopment planning efforts began under the Partners in Progress Initiative (see 2.b.i). The **goals of the Initiative**, include:

1. Provide ready job access for residents, including access to existing jobs in other parts of the South Florida Region,
2. Expand opportunities for safe, decent, and affordable housing (including homeownership),
3. Facilitate the expansion of commercial activity in the Corridor to provide access to needed goods and services, create new jobs, and expand entrepreneurial opportunities,
4. Strengthen the neighborhood's accessibility to and focus around public transportation,
5. Ensure the ability to live well without a car,
6. Implement "green infrastructure" -- low cost, appropriate-scaled and environmentally friendly solutions to basic infrastructure needs, and
7. Respect the environment.

Miami-Dade County has been a cooperative partner of the Initiative and has supported the efforts of the agency and **adopted formulated, site specific redevelopment plans, consistent with the County's Comprehensive Plan**. As mentioned in 1.a.ii, the County holds title to the three priority brownfield sites (each has multiple associated parcels) through tax deed foreclosure. The County has been working collaboratively with the Initiative to formalize public-private partnerships to execute redevelopment and revitalization. To make the developments a reality, the County is willing to fast track approvals and rezoning. Priority site end uses (see 1.b.ii) directly address community goals.

ii. Outcomes and Benefits of Reuse Strategy Like the target corridor itself, this project has tremendous potential to stimulate economic development in a federally designated Opportunity, Empowerment Zone and Enterprise Zone upon completion of the cleanup of priority properties. The development of the global logistics center (high tech industrial complex) presents an opportunity to capitalize on the central location (within 15 minutes of the downtown district, international airport and sea port) and create **300-400 accessible, living wage jobs** (goal 1) and **892 affordable, workforce housing units** (goal 2) for community residents (Site 2 & 3). Further, the development of a Tri-Rail Station at the Poinciana TOD priority site and its connection to Amtrak, MetroRail and MetroBus within the community **reduces automobile dependence** (goal 3, 4 & 5) for residents and commuters. Additionally, the execution of the grant will facilitate the creation of **greenway space** in an urban area (goal 6 & 7), devoid of such assets



currently (as a portion of Sites 1 and 2). The proposed redevelopment also supports the installation of facilities used for nonprofit purposes (goal 3): **food pantry, education facility and federally qualified health center** (Site 2) and an **educational building** for a local college focusing on job training (Site 1). All buildings on all three priority sites will incorporate cutting edge, **energy efficiency** measures to reduce energy consumption, **storm resilient construction**, and the use of **renewable solar energy** components for an estimated 20% energy use reduction (goal 7). Unfortunately, due to the fires and deteriorating conditions of the existing buildings, existing building structures are unusable.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse In addition to its qualification as a Community Redevelopment Area under state law, the target area is designated as a **federally qualified Opportunity Zone, Empowerment Zone, and Enterprise Zone**. These designations greatly enhance the community and Initiative's eligibility for monetary funding for reuse from other resources. **The 79th Street Corridor target area is one of only nine federally designated Empowerment Zones in the nation.** Employers within an empowerment zone can claim a federal tax benefit of 20% of wages (up to \$3,000) for each full and part time employee hired. Additionally, in order to encourage investment in the zones, businesses can exclude from taxation 50% of capital gains from such investments and obtain tax-exempt bond financing for the purchase of properties within the zones. Increased depreciation on properties by \$20,000 in the first year, also reduces taxes. The Florida Enterprise Zone Program offers corporate and sales tax credits for hiring residents of the zones to businesses located within the zones. Sales tax refunds are given for building materials and equipment in an enterprise zone. As a state designated Community Redevelopment Area, the target area has available to it Tax Increment Funds, which captures the tax value increment over time within an area as a pool of money accessible for capital improvements exclusively within the CRA. The 79th street target area has \$2,200,000 currently available for infrastructure improvements. This grant will stimulate the availability of these resources by providing assessment dollars to position properties for reuse and determine what, if any, remediation needs exist. If the Initiative takes sole ownership of priority sites, Brownfields Cleanup Grants will be applied for. The South Florida Regional Planning Council (SFRPC) has available Brownfields Revolving Loan Funds to supplement grants and/or provide cleanup loans to developers or the public-private partnerships. Developers will be responsible for site redevelopment costs. HRSA and USDA funds will be sought for the installation of the health center and the food pantry.

ii. Use of Existing Infrastructure The 79th Street target corridor is located within the urban center of Miami, just 15 minutes from the City's downtown, seaport and airport. The redevelopment of the priority sites identified in 1.a.ii. above will facilitate the use of the existing infrastructure (power, gas, water, sewer, telecommunications and high speed intranet lines, existing roadways, transit facilities and transportation lines), which are fully in place at all of the priority sites. The execution of this redevelopment project will capitalize on the investment of the tens of millions of dollars in public funds expended historically within the target area and provide a new and attractive destination within the existing urban core of this highly urbanized portion of south Florida. Miami-Dade County Public Works is currently making improvements to the drainage and storm water system (project cost = \$384,524) within the target area, which will serve the priority sites proposed herein. The Initiative can also utilize Tax Increment Funds (see 1.c.i). Developers will be responsible for building infrastructure costs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding There was a time when the 79th Street Corridor (target area) thrived as the center of African American commerce and trade within greater metropolitan Miami. Decades of racial and environmental justice (discussed in 1.a.i above) have drained the community of prosperity it once enjoyed. The table below represents the current demographics for the target area (CT 10.04) as compared to county, state and national figures. The target area is populated by a minority-majority, maintains the lowest income in the county and has been consistently qualified as an area of persistent poverty by the Economic Research Service, USDA. Covid-19 placed an additional burden on



local government. As Miami was by far the most significantly impacted area in Florida, associated costs were more burdensome here. While federal funding reimbursed the community for testing costs and provided much needed financial assistance, extended lockdowns in the County, which lasted far longer than in other areas, is having lasting economic consequences. Skyrocketing unemployment rates, drastic reductions to disposable income, increased reliance on social safety net programs and a dramatic reduction in local sales tax revenues were all part of the economic reality for the greater Miami area and the target area specifically, compounding the target area's inability to address brownfield impacts.

	CT 10.04 – Target Area	Miami-Dade County	Florida	United States
Population	6,994	2,715,516	21,477,737	327,167,439
Pre-pandemic Unemployment*	9.4%	2.2%	5.5%	3.1%
Poverty Rate	49.1%	44.5%	13.6%	13.4%
Percent Minority	78.2%	79.6%	22.7%	28.8%
Under 18	33.0%	20.2%	19.9%	22.4%
Median HH Income	\$26,690	\$48,982	\$53,267	\$60,336

Source: American Community Survey, 2018

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations As exhibited in the table above in 2.a.i., sensitive population groups dominate the targeted 79th Street Corridor, home to a minority majority (78.2%), a large population of children (33%), and low income residents (49.1% poverty rate). The target area is qualified as a food desert by every measure of the scale; meeting low income (LI) and low access (LA) at the ½ mile, 10 mile, and no vehicle access thresholds by the USDA (<https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas>). Additionally, the community is classified as a Medically Underserved Population by HRSA (www.hrsa.gov). This grant will facilitate the identification and reduction of threats to the health and welfare of such groups through the assessment and subsequent remediation of brownfield properties with known contamination that are an economic drain on the community. End uses include a community center with an emergency food pantry, an education facility, and a federally qualified health center (outparcels - Site 2) and an educational building for a local college focusing on job training (Site 1) as discussed in 1.b.ii. Additionally, the priority sites will provide living wage employment opportunities (and the training to access this opportunity) within their community (Site 2). Affordable workforce housing on Sites 1 and 3 and the planned addition of a fresh food grocer on Site 1 provide additional benefits and directly address many of the health and welfare inequities and socio economic needs currently facing the community (jobs, training, health care, access to fresh food and quality affordable housing).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions This grant will help to identify and plan for reduction of contaminants, contributing to the target area exhibiting greater than normal instance of the following environmentally influenced and associated diseases: asthma, low birth weight, heart failure and cancer. The occurrence of low birth weight in the target area is 8.4% compared to 8.0% nationally. The heart failure hospitalization rate is 43 per 10,000 vs 36.2 per 10,000 state average (<https://umiamihealth.org/-/media/uhealth/chna/umhc-2019-community-health-needs-assessment.ashx>). Diabetes, newly associated with exposures to petroleum and volatile organic compounds in several European studies and long associated with food desert communities, is a significant and related health issue within the target area. Further, elevated rates of mental health issues experienced within the community indicate the possibility that the blighted conditions have negatively impacted the target population. Mental health issues are ranked at 13.3% as compared to 10% County and 11% State, respectively. This is a 4% increase since 2014 (<https://storage.googleapis.com/jackson-library/reports/2017-CHNA-report.pdf>). Miami-Dade has the highest CO² emissions in the state, consistently receives the poorest air quality rating by the American Lung Association of any Florida County, and has received failing scores for EPA air quality standards. **The target area ranks in the 80-90th percentile for the respiratory health index** (EJScreen.gov) The burden of the air



pollution problem is placed on the communities of color in these cities, which by design, were placed immediately adjacent to the most significant sources of pollution (heavy industry, transit lines, interstates). As of 2020, people of color in the target area report 17% higher rates of air pollution associated diseases (emphysema, bronchitis, and asthma). The rate of pediatric asthma hospitalization is 28% above the state rate (<http://www.miamidadematters.org>).

(3) **Disproportionately Impacted Populations** As detailed above, it would be difficult to locate an area that has suffered a more significant history of environmental injustice than the 79th Street Corridor of urban Miami. The community has been the location of noxious uses, racial inequity and has been dissected by rail corridors and interstate highways. According to EJ Screen.gov, **the target area ranks 80-90th percentile for cancer risk index; 95-100th percentile for superfund proximity, and 80-90th percentile for hazardous waste proximity.** Race riots and associated arson destroyed much of the area and instilled fear in the broader community. Withdrawal of credit and insurance by banks, indemnifiers and lenders, as well as the closure of financial institutions within the community limited financing options for reinvestment and left many residents unbanked. Desperate levels of blight and neglect ensued. High crime, environmental degradation from heavy industry and heavy transportation lines and poverty have long prevented redevelopment within the community. This grant offers new hope to revitalize this corridor, repair its broken image, identify environmental justice threats, and create plans to reduce those threats in a community which has for decades disproportionately suffered negative environmental consequences resulting from governmental policies and industrial and commercial operations. Because of the heavy presence of transportation (trains and interstates) and historical industry immediately within the target area, assessments are needed on all sites before redevelopment can occur. Through supporting the due diligence process and reducing the costs associated with prospective sites, this grant will facilitate efforts to revitalize the target area.

b. Community Engagement

i. **Project Involvement** and ii. **Project Roles** The 79th Street Initiative was selected as one of thirteen nationwide grantees for the Partners in Progress Initiative (Citi Foundation) and awarded \$250,000, which funded a market study, Community Action Plan, and the formation of the 79th Street Corridor Steering Committee. From its inception, the Initiative has operated on the premise that redevelopment here must be achieved for the community, by the community, and within the community. Collectively, the Initiative includes 35 cooperative partners, anchored by residents, business owners and other community stakeholders. The organization is employing the quarterback model of public engagement and project involvement, using leaders from within the community to focus and organize efforts within each plan component (jobs, housing, training, environment and social services) to achieve the goals envisioned by the community within each area. The table below highlights a select few of the project partners and their roles. They are all part of the 79th Street Corridor Steering Committee, responsible for brownfields decision-making. The Committee selected the priority sites and will be involved in cleanup/reuse planning via brownfield site discussions, and as-needed voting, during ongoing monthly ZOOM calls.

Community Partner Name	Point of Contact	Role(s)/Commitment(s)
North Central Neighborhood Association	Doretha Nicholson; 786.942.8975; nichsondoretha@gmail.com	Member of the 79 th Street Business Association and leads neighborhood organization that works with the 79 th Street Initiative.
South Florida Regional Planning Council	Isabel Cosio Carballo; 954.924.3653 IsabelC@sfrpc.com	Provides RLF funding for cleanup of parcels. Also funds businesses in our community.
Neighborhood Housing Services of South Florida	Kim Henderson; 305.751.5511; kimh@nhssf.org	Provides housing for low and moderate income families in our area.
New 79 th Street Word Church International	Pastor Elaine Young; 786.554.1853; yungie2000@yahoo.com	Leads an anchor faith-based institution that will provide space for community events.
79 th Street Business Association	Shirley Everett; 786.985.4875; everett@ourspace79.org	Coordinates technical assistance and training for small businesses in our area.



NW 79 th Street Corridor CRA	Chimene Graham; 305.375.5368; Chimene.Graham@miamidade.gov	Leads the 79 th Street Community Redevelopment Agency, funding economic development projects.
Our Space 79 Small Business Incubator	Leigh Toney; 786.423.8096; leigh@ourspace79.org	Manages a small business incubator for low and moderate income businesses located along 79 th St.
Northside Centre	Sheila Johnson; 305.696.2320; sheila.johnson@northsideproperty.com	Manages Northside Centre – a shopping and services hub for our community.
Liberty Academy Daycare and Pre-school	Maurice Brazier; 305.696.8100; mpbrazier@aol.com	Owens a daycare and preschool that serves low income children in the 79 th Street area.

iii. Incorporating Community Input The 79th Street Initiative has established a comprehensive process for integrating community input into the brownfield redevelopment process at the center of the proposed project. The Process, which began with the development of the target area's Community Action Plan in 2014 has been 6 years in the making and has followed the following eight steps:

- * Convene multi stakeholder group
- * Inventory current community assets
- * Create community learning center
- * Develop a shared community vision
- * Create master land use plan
- * Create sustainable development plan
- * Create community indicators
- * Implementation

Meaningful community involvement and the engagement of stakeholders has been an integral part of this process from the beginning employing the quarterback model, which leverages the capacity of high-performing local organizations to lead and coordinate across sectors and stakeholders to achieve shared goals as described in 2.b.i above. The proposed brownfields project is included in the implementation step. The 79th Street Corridor Steering Committee (Committee), consisting of residents and stakeholders, will serve as a brownfields steering committee and have already selected and prioritized the sites within the proposed project. Site access is secured and development plans are in place. From award, the Initiative, with public input, will develop a written **Community Involvement Plan (CIP)** that will document and formalize the process to share information and seek public input to decision-making. **Quarterly ZOOM meetings** for the Committee, project team, EPA Project Officer, and selected Qualified Environmental Professional (QEP) are expected throughout the three-year project period in conjunction with the Committee's existing meetings, which are open to the public. Input will be solicited, considered by the Committee, and responded to by Mr. Ron Butler, the Project Director. Mr. Butler will remain available by phone and email for brownfields-related questions, input, and comments by the public. **Newsletters, fact sheets and notices on the brownfield program** and project activity for all sites will be distributed to stakeholders (primarily digitally) through the Initiative's cooperative community partners and Facebook. The Initiative will compile and maintain mailing and email distribution lists for the dissemination of project information and notices. **Project Information Repository** - Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central, accessible repository on the Initiative's website. COVID-19 has had a significant impact in Miami, the epicenter of the pandemic in Florida. Special precautions are necessary in the community to ensure public health is not compromised by engagement efforts. Digital communication and virtual meetings will be employed as dictated by local public health guidance. A live stream will be available as possible. Spanish and Creole translation services are always provided for all public meetings and publications.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs. The project team's plan is to use the grant to assess the three brownfields priority sites in the target area. If project funds allow, the team will include other high-risk or developable brownfield sites identified during the grant period and support their remediation and redevelopment. To accomplish this plan, the team has identified the following four tasks that will be implemented as part of the grant project. Tasks 1 and 2 are associated with overall grant operations, while Tasks 3 and 4 will apply directly to priority sites. It is anticipated for the grant to close early in 2.5 years.



Task/Activity 1: Programmatic Support	
i. Project Implementation: <i>EPA-funded activities</i> : Attendance of Initiative staff at brownfields conferences to improve efficiency and results through staff development; maintaining cooperative agreement compliance with completion of annual financial and MBE/WBE forms, quarterly reports, and a closeout report; <i>Non-EPA funded</i> : procuring a Qualified Environmental Professional (QEP); cooperative agreement oversight by Initiative staff	
ii. Anticipated Project Schedule: Programmatic efforts will occur throughout the life of the project, which is anticipated to extend for 2.5 years, with quarterly reporting being completed in months 4-28 and closeout reporting in month 30	
iii. Task/Activity Lead (s): Project Director with support from Financial Director and QEP	
iv. Output(s): Attendance at 3 brownfields conferences (1 national & 2 southeastern); 9 quarterly reports; 1 closeout report; annual forms and financial reporting including MBE/WBE forms	
Task/Activity 2: Community Involvement	
i. Project Implementation: <i>EPA-funded activities for the priority sites</i> : Development of Community Involvement Plan (CIP) and Initiative Brownfield Program Brochure; quarterly Committee calls/meetings; and priority brownfield site charrettes that will include brownfields education programming, community input on site recommendations, and suitable reuse and redevelopment of assessed sites (1 charrette for Site 2 and 2 for Sites 1 & 3); <i>Non-EPA funded</i> : in-kind resources – Initiative staff effort, brochure printing, meeting supplies, and community space for meetings	
ii. Anticipated Project Schedule: Ongoing throughout the project (months 1 through 30), starting with CIP and brochure	
iii. Task/Activity Lead(s): Project Director supported by Technical Coordinators for Community Outreach and QEP	
iv. Output(s): 1 CIP; 1 Initiative Brownfield Program Brochure; 12 Committee calls/meetings (1 kickoff, 10 quarterly, and 1 closeout); 5 community meeting/charrette summaries with community input for reuse plans	
Task/Activity 3: Site Assessments	
i. Project Implementation: <i>EPA-funded activities for the priority sites</i> : Development of Generic Quality Assurance Plan (QAPP); Phase I and Phase II ESAs; Site specific QAPPs with H&S Plans; <i>Non-EPA grant resources needed</i> : in-kind resources – staff time for oversight of the QEP	
ii. Anticipated Project Schedule: Estimated from months 1-16: Phase I ESA in months 1-3; Phase II ESAs: Sites 1 & 2 months 3-6 and Site 3 months 9-12; Contaminant delineation: Sites 1 & 2 months 8-10 and Site 3 months 14-16	
iii. Task/Activity Lead(s): QEP due to technical nature of site assessments. The QEP will be overseen by the Project Director & Technical Coordinators for Site Assessment & Project Development	
Output(s): 1 Generic QAPP, 3 Phase I ESA; 6 Phase II ESAs (3 initial Phase II ESAs and 3 contaminant delineations for the priority sites); and 6 sites-specific QAPPs with H&S Plans; ACRES data entry	
Task/Activity 4: Cleanup and Reuse Planning	
Project Implementation: <i>EPA-funded activities for the priority sites</i> : Analysis of Brownfield Cleanup Alternatives (ABCAs) as cleanup planning; reuse planning; <i>Non-EPA grant resources needed</i> : in-kind resources: project team staff time related to planning efforts and economic development staff efforts to move the sites towards productive reuse	
ii. Anticipated Project Schedule: Estimated from months 12 through 28: ABCAs: Sites 1 & 2 months 12-14 and Site 3 months 18-20; Reuse planning: Site 1 months 15-21, Site 2 months 15-19, and Site 3 months 22-28	
iii. Task/Activity Lead(s): Due to Task 4's technical nature, the QEP will lead cleanup planning and the Project Director, with support from the QEP and Technical Coordinators for Site Assessment & Project Development will lead reuse planning	
iv. Output(s): 3 ABCAs and 3 priority brownfields reuse plans, with visual renderings	

b. Cost Estimates

Budget Categories		Project Tasks				
		Programmatic Support	Community Outreach	Site Assessments	Reuse & Cleanup Planning	Total
Direct Costs	Travel	\$4,500	\$0	\$0	\$0	\$4,500
	Contractual	\$13,800	\$18,900	\$202,800	\$60,000	\$295,500
Total Direct Costs		\$18,300	\$18,900	\$202,800	\$60,000	\$300,000

Indirect costs are not being requested.

The following grant activity estimates are specific to the project team's identified priority sites and on the anticipated outputs and related cost estimates based on project area market unit cost averages and allowable federal rates. Personnel time and supplies, including brochure printing and meeting supplies, will be considered in-kind leveraged funds for this grant.

Task 1 - Programmatic Support: \$20,700 Travel costs include \$4,500 for a project team member to attend



the National Brownfields Conference and two Southeast Brownfields Conferences (3 events @ \$1,500 per event: registration \$350; flight \$400; ground transport/parking \$100; 3 hotel nights at \$150/night= \$450; and 4 days per diem at \$50= \$200). **Contractual** costs include management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions will be completed by the consultant at a cost up to \$13,800 (\$1,200 @ 9 quarterly reports (closing grant in 2.5 years); \$3,000 @ 1 closeout report). Updates to the EPA ACRES database will be completed under Task 3. **Task 2 - Community Involvement \$18,900 Contractual** costs include the development of the CIP at \$3,000 and an Initiative Brownfield Program Brochure at \$2,900, 12 Committee calls/meetings at \$3,000 (1 kickoff, 10 quarterly, & 1 closeout = 12 mtgs. @ \$250 each), and five priority brownfield site charrettes \$10,000 (5 meetings @ \$2,000 each, 1 for Site 2 and 2 for Sites 1 & 3). **Task 3 - Site Assessment: \$202,800 (67.6% of project budget) Contractual** costs total \$200,400 and will include a generic Quality Assurance Project Plan (QAPP) at \$3,500 and 3 Phase I ESA totaling \$10,800 (3 @ \$3,600). Phase II ESA activities will vary in size and complexity and costs are estimated at \$32,000 (Site 1), \$65,000 (Site 2), and \$51,500 (Site 3). Confirmatory sampling/delineation estimated at \$10,000 (Site 1); \$15,000 (Site 2) and \$15,000 (Site 3). Site Specific QAPPs and Health and Safety Plan costs are budgeted into the Phase II ESAs. **Task 4 - Cleanup & Reuse Planning: \$60,000 Contractual** costs of \$60,000 include 3 ABCAs totaling \$13,000 estimated at \$4,500 (Site 1); \$5,500 (Site 2); \$3,000 (Site 3). Reuse Planning totaling \$47,000- \$12,000 (Site 1); \$10,000 (Site 2); \$25,000 (Site 3).

c. Measuring Environmental Results The 79th Street Neighborhood Corridor Initiative project team will diligently track, measure, and report on the success of the project utilizing EPA's ACRES to track the following outputs: number of Phase I and II ESAs completed and number of cleanup and reuse planning documents produced. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. The project team will track, measure, and report the following outcomes in ACRES: acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The project team will report outcomes and outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, community outreach/meetings, and brownfields) in quarterly reports. The project team will also evaluate the extent to which site assessments, cleanup planning, and future redevelopment result in the protection of human health and the environment. The project team will evaluate the project progress semi-annually against the goals in Section 3.a and, if goals are not being met or are off-schedule, will meet with local stakeholders and the environmental consultant to discuss the shortcomings and adjust the project approach and schedule, as needed.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. **Organizational Structure** The 79th Street Initiative maintains a community-based, ten member board, comprised of nonprofit agency directors, faith community representatives, bankers, private developers, and a retired legal service attorney. Additionally, the Initiative employs two local, small business contractors to manage the incubator and other small business-related activities. The Initiative has engaged an urban planner to help with broad community planning processes and to lead the Business Improvement District development process. Moreover, the non-profit is fortunate to have several dedicated volunteers managing the Initiative's small business association. The Initiative has tapped into its board members many talents and career experiences in the management and execution of prior grant projects and has a similar strategy for the proposed Brownfields Assessment Grant to ensure timely and successful expenditure of funds.

ii. **Description of Key Staff** The project will be managed by **Ron Butler**, Executive Director of the 79th Street Initiative since 2010. Mr. Butler will serve as **Project Director**. He has an M.A., Public Administration and Policy Analysis, and many years of training and work experience in community and economic development. In his 10 years of service to the 79th Street Initiative, Ron has attracted and managed numerous grants and investments for development projects, training and technical assistance, and planning to revitalize



target area. Ron also serves as Director for the 79th St CRA (managing a \$2.3M budget) and directs a national organization that focuses on black colleges and universities. This organization attracts millions of dollars to help improve communities around college campuses. Mr. Butler has also managed a multi-million dollar consortium of private funders comprised of local and national banks, foundations, and corporations that provided multi-year grants to nonprofit community development organizations in Washington, DC. Assisting Mr. Butler as **Technical Coordinators for Community Outreach** will be Mr. Oliver Gross and Rev. Joaquin Willis. Mr. Gross is the Chairman of the Initiative's Board and works professionally in community development with the Urban League. Rev. Willis is a retired pastor and a well-known, well-respected member of the community. Assisting Mr. Butler as **Technical Coordinators for Site Assessment & Project Development** will be Mr. Roderick Kemp and Ms. Kim Henderson. Mr. Kemp is the treasurer of the Initiative's Board and a practicing real estate broker with substantial knowledge of due diligence and site development. Ms. Henderson works in Community Development with the Neighborhood Services Division of South Florida and has extensive project-based knowledge in redevelopment. **Mr. Audley Porter, Certified Public Accountant (CPA) will serve as Financial Director.** Mr. Porter has been serving the Initiative for over 10 years in this role and has managed a wide range of grants (including US HUD CDBG and large foundation awards). Mr. Porter is very familiar with federal accounting requirements and standards.

iii. Acquiring Additional Resources In Spring 2021, the 79th Street Initiative will procure consulting and environmental engineering services from a qualified firm (QEP) to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The Project Director will be the primary person responsible for initiating a qualifications-based selection for a consultant to execute the brownfields work. The Initiative has mechanisms to replace lost staff and obtain additional contractor resources in the event of unforeseen employee turnover to ensure project success.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant, but Has Received Other Federal Grants or Non-Federal Assistance Agreements. The 79th Street Initiative has not previously received funds through an EPA Brownfields Grant, however, it has received other grant funds from state, local and federal agencies. Recently, the Initiative has received a series of grants to establish and expand a Business Incubator Program that serves local businesses in the target area. Two Miami-Dade County grants, a Community Development Block Grant (CDBG), and several community foundation grants from banks have been received to create, establish, and expand the Incubator Program. Only the first three grants will be discussed.

(1) Purpose and Accomplishments. As mentioned above, the Initiative has received a series of grants to create, establish and expand a Business Incubator Program that serves local businesses in the target area. In 2018, using a \$150,000 grant from Miami-Dade County the Business Incubator Program was launched to provide technical assistance and training for low to moderate income businesses in the 79th Street Community Redevelopment Area community. Subsequently, due to its success, the Initiative received two grants to expand the Program: In 2019-2020, approximately \$220,000 additional grant funds were received by the County and in 2020, a \$105,000 CDBG was received. The incubator has 20 direct members but has served over 200 businesses through workshops and training sessions. In just two years, Our Space 79 has become an important component of our small business development strategy.

(2) Compliance with Grant Requirements. All projects were successfully completed and managed by the Project Director and Financial Director, who will also oversee this project. The Initiative was in full compliance with the workplan, schedule, and terms and conditions under the prior assistance agreements detailed above and has maintained an excellent record of stewardship of the funding awarded. The Initiative has a strong history of timely and acceptable reporting, as required by the awarding agencies detailed above. For all of its prior grants, the Initiative has successfully made and reported on progress towards achieving the expected results of the agreement in a timely manner.

Threshold Criteria
79th Street Neighborhood Initiative, Florida

A statement of applicant eligibility: The 79th Street Corridor Neighborhood Initiative Inc. is eligible to apply for an EPA Brownfields Community-wide Assessment Grant as a nonprofit, 501(c)(3).

Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity:
Attached

Description of community involvement: The 79th Street Initiative has established a comprehensive process for integrating community input into the brownfield redevelopment process at the center of the proposed project. The Process, which began with the development of the target area's Community Action Plan in 2014 has been 6 years in the making and has followed the following eight steps:

- Convene multi stakeholder group
- Inventory current community assets
- Create community learning center
- Develop a shared community vision
- Create master land use plan
- Create sustainable development plan
- Create community indicators
- Implementation

Meaningful community involvement and the engagement of stakeholders has been an integral part of this process from the beginning employing the quarterback model, which leverages the capacity of high-performing local organizations to lead and coordinate across sectors and stakeholders to achieve shared goals as described in 2.b.i above. The proposed brownfields project is included in the implementation step. Residents and stakeholders have already selected and prioritized the sites within the proposed project. Site access is secured and development plans are in place. From award, the Initiative, with public input, will establish a brownfield steering committee and develop a written Community Involvement Plan (CIP) that will document and formalize the process to share information and seek public input to decision-making. Monthly meeting calls are expected throughout the three-year project period to include project team, EPA project Officer, and selected QEP. Quarterly meetings for the BSC are scheduled. Newsletters, fact sheets and notices on the brownfield program and project activity for all sites will be distributed to stakeholders through the Initiative's cooperative community partners. The Initiative will compile and maintain mailing and email distribution lists for the dissemination of project information and notices. Project Information Repository - Documents including project fact sheets, technical reports, the CIP, site nomination forms, and access agreement templates will be kept at a central, accessible repository in the community. COVID-19 has had a significant impact in Miami, the epicenter of the pandemic in Florida. Special precautions are necessary in the community to ensure that public health is not

compromised by engagement efforts. Digital communication and virtual meetings will be employed as dictated by local public health guidance. A live stream will be available as possible. Spanish and Creole translation services are always provided for all public meetings and publications.

Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The applicant does not have an active Assessment Grant.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

AUG 05 2008

79TH STREET CORRIDOR NEIGHBORHOOD
INITIATIVE INC
7900 NW 27TH AVE STE 236
MIAMI, FL 33147-0000

Employer Identification Number:

65-0963964

DLN:

17053208701038

Contact Person:

CARLY D YOUNG

ID# 31494

Contact Telephone Number:

(877) 829-5500

Public Charity Status:

170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated February 3, 2000, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

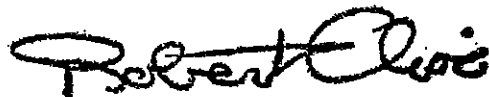
Based on the information you submitted, our letter dated May 18, 2004 in which you were presumed to be a private foundation is hereby superseded. You are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: 79th Street Corridor Initiative

* b. Employer/Taxpayer Identification Number (EIN/TIN):

65-0963964

* c. Organizational DUNS:

0216849730000

d. Address:

* Street1:

7900 NW 27th Avenue

Street2:

* City:

Miami

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33147-4909

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Ron

Middle Name:

* Last Name:

Butler

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

3058361071

Fax Number:

* Email:

79thstreet@gmail.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 79th Street Corridor Neighborhood Initiative EPA Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:



CITY OF TAMPA

— OFFICE OF THE MAYOR —

Jane Castor, Mayor

Narrative Information Sheet

1. Applicant Identification
City of Tampa, Florida
306 East Jackson Street
Tampa, FL 33602
2. Funding Requested
 - a. Assessment Grant Type “Community-wide”
 - b. Federal Funds Requested
 - i. \$ 300,000
 - ii. Not applicable
3. Location
City of Tampa, Hillsborough County, Florida
4. Property Information for Site-Specific Proposals
Not Applicable
5. Contacts
 - a. Project Director
Ed Johnson, Urban Development Manager
City of Tampa
3808 N. 22nd Street
Tampa, FL 33610
813-242-3806
Ed.Johnson@tampagov.net
 - b. Chief Executive/Highest Ranking Elected Official
Jane Castor, Mayor
City of Tampa
306 E. Jackson Street
Tampa, FL 33602
813-274-8909
Jane.Castor@tampagov.net
6. Population
368,087 residents



CITY OF TAMPA

— OFFICE OF THE MAYOR —

Jane Castor, Mayor

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 3
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from State Environmental Authority: see attached.



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

October 5, 2020

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Tampa's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-20-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Tampa consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Crain".

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:

Catherine Hayes, City of Tampa – catherine.hayes@tampagov.net

Ed Johnson, City of Tampa – ed.johnson@tampagov.net

Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

FY21 EPA Brownfields Community-wide Assessment Grant
City of Tampa (Hillsborough County), Florida

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: The City of Tampa is located on picturesque Tampa Bay in west central Florida along the Hillsborough River, a major tributary to the Gulf of Mexico. As the third most populous city in Florida, Tampa has 368,087 residents with over 3.1 million in the greater metropolitan area (census.gov; Tampa-St. Petersburg-Clearwater MSA). The City is seeking to expand its previous brownfields successes to redevelop the target area known as West River. Located immediately west of downtown Tampa, West Tampa was founded in 1892 as an independent city by Scottish immigrant Hugh MacFarlane who purchased 200 acres of land along the river to develop as factory sites for investing manufacturers. Dozens of cigar companies and thousands of people moved here, thus the nickname "Cigar Capital of the World." West Tampa is one of the oldest areas of the City, and its history in cigar making has had lasting influence on the cultural fabric. West Tampa formally incorporated into the City of Tampa in 1925. The area has been home to Jewish families migrating from the north, migrant Cubans working in area cigar factories, as well as a home to Tampa's African American community. West Tampa families once enjoyed a rich social life that included social/sport clubs, cafes, and restaurants. Growth and prosperity continued until the Great Depression caused infinite hardships on Tampa's cigar workers, who were laid off and departed for New York City or Havana, Cuba. WW-II marked the end of the golden era of cigar manufacturing in West Tampa, and the next 50 years had profound impacts on the area; "Urban Renewal" destroyed the neighborhood in the early 60s. The state and federal governments constructed Interstate 275 through West Tampa's heart in the 1960's and 70s; dividing West Tampa from downtown with a physical and psychological barrier. The lure of expanding suburbs also attracted many West Tampa residents. Consequently, West Tampa lost local businesses, further eroding the community's economic and social fabric, which left abandoned industrial sites and few jobs for residents.

Within West Tampa, **West River** is the City's newest Community Redevelopment Area (CRA) and is the **target area for this assessment project** (see 1.a.ii for description of CRA). The area is challenged with a myriad of socio-economic and environmental justice issues, including poverty, lack of access to healthcare, limited local employment opportunities, blight and a prolific number of brownfields. The West River neighborhood includes approximately 150 acres of land along the western banks of the Hillsborough River, an inland waterway and a tremendous asset to the target area. Foreclosures in the target area continue to be an issue, with a foreclosure rate of 5% and a rate of 1 in 8900 homes for the target area zip code (realtytrak.com). A 2015 land use survey revealed 106 vacant parcels (14.4 acres or 4.42% of area). Despite being a prime location, immediately adjacent to the downtown core with ready access to Interstate 275 and major commercial corridors, **developers are reluctant to consider the area due to suspect contamination from historical uses, the blight, and crime**. Investigation and quantification of environmental concerns is a necessary step in gaining prospective investors currently unwilling to consider the target area. Only through assessment and redevelopment can this community achieve the prosperity that grew here until 60 years ago.

ii. Description of the Priority Brownfield Site(s): Under Florida law (Chapter 163, Part III), local governments are able to designate areas as CRAs in areas with the following conditions: presence of blight and slums; substandard or inadequate structures; shortage of affordable housing; inadequate infrastructure; insufficient roadways and inadequate parking, all of which describes West River. The formation of the CRA allows the city to enact the tools needed to foster and support redevelopment of the targeted area. West River has suffered a steady decline in commercial, residential, and social activity, resulting in a mostly stagnant tax base and dispirited citizenry. The City with its community partners have engaged area residents to select the following priority sites as part of the process to create the *West River Master Plan* (see next section). The City will focus this project's effort to address the following West River catalyst

**FY21 EPA Brownfields Community-wide Assessment Grant
City of Tampa (Hillsborough County), Florida**

sites identified by stakeholders during the Community Redevelopment Planning process.

Site #1: Rome Avenue Assemblage (15.7 acres): Located in a Federally-Qualified **Opportunity Zone** it includes 2103, 2603 and 2609 N. Rome Avenue the site includes 4.7 acres of dilapidated, concrete buildings long ago vacated. The site is unsecured and historically operated as part of a mobile home park and racetrack. A 10.67-acre parcel of the site was most recently home to the City of Tampa Wastewater Department Collection Division. The site is known to have multiple **underground fuel storage tanks**, inhibiting its reuse due to **petroleum contamination concerns**. In addition, the buildings on the property were found to contain both **Asbestos** and **Lead Based** paint in concentration high enough to warrant full removal before any demolition or rehabilitation could take place according to a 2015 assessment. The site is used as a short cut (particularly by public school children) and potential exposure is a significant issue due to its proximity to many residences. **Next door is a Head Start program**, which assists **low-income families with young children, a sensitive population**. To the right of the site is a 135-unit apartment complex (**81 units described by HUD as low-income housing**). Facing the property is a line of private residences and beyond, blocks of mostly dilapidated residential properties and defunct businesses. West River is an aged, urban community with little undeveloped land. The site was selected as a priority due to the community's concerns of exposure to trespassers and neighboring residential properties, and its redevelopment potential. Site access has been secured. **Redevelopment concept:** The City is seeking to develop quality **Affordable Housing** with a **Community Health Center** onsite. The City has a partnership with local health care providers, Tampa Family Health Centers and Baycare Health Systems to include a federally qualified community health center and private clinic the serves mixed income levels of which both will provide improved access to health care and potential employment opportunities. Our Community Project Partner, Corporation to Develop Communities of Tampa, has an active Workforce Development grant (see community engagement table in section 2.a.i), which will assist in workforce development training with a goal of increasing jobs in the area.

Site #2: North Boulevard Homes (44 acres): Located in an **Opportunity Zone** on Main Street opposite of Interstate 275, this is the area's first public housing development completed in phases between 1940 and 1960. Constructed as a multi-family, townhome-style public housing complex, the site is presently closed/vacant and undergoing phased demolition due to multiple deficiencies. Due to the building's age, concerns of **hazardous substances**, including asbestos and lead-based paint, have slowed the pace of demolition and redevelopment. In a site adjacent to this property was a former **chemical company that stored high quantities of solvents** and other hazardous substances, which may have impacted this site. In order to alleviate blight, the community selected the site as a priority for redevelopment. Given its size, the site provides a relatively large piece of property in an area with little undeveloped land. **Redevelopment concept:** A quality **affordable, workforce housing development** is envisioned for the site in redevelopment. Site access for the site has been secured. Construction jobs would be created as a result of the project. Under state law, all revenues from taxable value increases to sites within a CRA are earmarked as reinvestment funds to the community and cannot be spent elsewhere.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: Together, the City of Tampa, the Tampa Housing Authority, and a broad representation of residents, business owners, community leaders and governmental agencies have long dreamed of a renewed West Tampa, including **quality, affordable workforce housing and new health services through a Community Based Healthcare Center**, in addition to improved physical and visual access to the riverfront and enhanced outdoor open space and park amenities for seniors, families and children. The framework for such an undertaking was delineated through collaborative discussion, including community visioning with the Urban Land Institute and Enterprise Community Partners. Today, the **West River Plan** is a redevelopment plan, created through this

**FY21 EPA Brownfields Community-wide Assessment Grant
City of Tampa (Hillsborough County), Florida**

collaborative process that outlines a hopeful and achievable future for the families, neighborhoods and local businesses that call West Tampa their home. The *West River Plan* establishes not only a vision for the future, but also a development implementation framework, for current and new residents of the target area who will want to be part of a diverse and vital community of new opportunity and enhanced quality of life. Additionally the redevelopment concepts will meet the *City of Tampa Planning Department Urban Design and Land Use Growth Goals* that encourage “higher density development with mixed-use corridor villages that protect neighborhoods and natural habitat, support transit and conserve energy.” Given the age, condition, and potential for hazardous materials on the priority sites, these structures will not be suitable for reuse; however, the City does through its policy seek to conserve suitable historical or usable structures as often as possible and this will be considered in the reuse planning of other sites assessed under this proposed grant. The assessment of brownfield properties will enable the City to implement this plan to facilitate the redevelopment of the proposed sites into affordable housing with onsite community health center and clinic. West River is unique in Tampa given that it is a favorably located neighborhood whose developable land is almost entirely owned by four local governmental agencies (120 of 150 acres or 80%) who will work to revitalize and redevelop the neighborhood for the benefit of its residents. The *West River Plan* provides a new model for urban living on Tampa’s riverfront without displacing current residents and reinforces the goal of equitable development. Utilizing the Department of Transportation’s BUILD grant award to the City of Tampa, there will be vast improvements in the over 1.3 miles of riverfront which will benefit the community in multiple ways. By developing a network of open spaces, parks, trails, infrastructure, mixed-income residential units and commercial sites that will create jobs, the project connects and anchors this unique riverfront area.

ii. Outcomes and Benefits of Reuse Strategy: The redevelopment of both sites will spur economic development within the **Opportunity Zone and state designated Brownfields Area** located in the target area and serve as a catalyst for other redevelopment. The proposed **community health center and clinic** onsite will bring healthcare jobs and services to the target community, which offers not only higher wages but jobs with a focused career path. The proposed redevelopment into **affordable, energy-efficient housing** will create temporary construction jobs and then will bring more residents to the area to patronize existing neighborhood business will spur more economic opportunities. The redevelopment of West River fosters sustainable infill development and provides an alternative to the greenfields far outside the City core as the only affordable workforce housing option. Selected properties and proposed end-uses address the types of redevelopment most desired by the community’s residents. The outcomes from these intended redevelopment projects include increased access for West Tampa residents to health care with a new, local medical facility and quality affordable housing built with energy efficiency in mind. These specific redevelopment plans will also benefit the local economy in terms of job creation and improvement to the local tax rolls. With added services and more affordable housing, residents will be spending their dollars on other items than basic needs. Once redevelopment ensues, neighborhood businesses are likely to return.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: A 2013 US HUD Sustainable Communities Grant (\$100,000) was awarded to the city for the creation of the West River Plan, which as described above included an extensive community engagement process. The City has invested in acquisition in the project area, but needs assessment dollars to move the priority sites towards the next stages of redevelopment. Once assessment is complete, the City and our partners will determine funding sources for cleanup and redevelopment, which will include private sector developers (RFP is underway), Opportunity Zone funds, CRA funds, and HUD affordable housing grants, as needed. Through the RFP process, the City of Tampa is expecting a minimum of more than \$100M in private developer funding for the project area, with interested developers already reaching out. The City has partners with a private healthcare system who is committed

to a healthcare solution dedicate to the specific needs of the community and are committed to entering the target site once developed. The City has supported funding for the development of multiple Federally Qualified Health Centers for Tampa Family Centers through Health & Human Services Health Resource and Services Administration and will support future funding opportunities for this project.

ii. Use of Existing Infrastructure: Wherever possible, this redevelopment will capitalize on an existing infrastructure. Water, sewer and streets are in place to accommodate redevelopment. The sustainable reuse of existing infrastructure reduces the consumption of raw materials for new development and maximizes previous community investment. The City has been investing in streetscape improvements in the target area in the past three years. As a part of this process, a segment of a bike trail was completed to support connectivity in the target area. The City has also created an urban design policy (Policy15.1.4) that all redevelopment projects in West Tampa (target area) and elsewhere are designed for improved pedestrian traffic and connect and support the existing city-wide transit system. It is mandatory for developers to follow these requirements for permitting.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: This assessment proposal focuses on the investigation of real or potential contamination in the West River CRA, a low-income area. A CRA by definition (as described above) is an area in need of investment: **71.8%** of residents **live in poverty** compared to 14.6% in the US (American Community Survey (ACS), 2018) and **87.6% of area residents receive food stamps/SNAP** benefits, which emphasizes the need in this community and the burden on government services (ACS, 2018). **Unemployment prior to COVID-19 was 14.9% which was nearly 5 times that of the US overall.** Additional evidence of area poverty is found at Stewart Middle School, located one block from site #1. **72% of students are eligible for free or reduced lunch** (www.nces.ed.gov). Poverty, blight and crime add to the cost of government services in the City.

Recently, The City of Tampa's budget has been severely impacted by COVID-19 due to revenue loss and increased expenditures to protect the public and maintain critical services. The fiscal year 2020 impact is more than \$50M, and the projected impact for fiscal year 2021 is more than \$72M. The City has been forced to make numerous budget reductions and focus on priorities, which in turn does not leave funding available to conduct the necessary brownfield assessments to move this essential project forward. Moreover, **our target area is in the top range for the highest number of individual confirmed COVID-19 cases** (as per University of South Florida COVID dashboard) and one of the hardest hit areas in the state requiring assistance through Paycheck Protection Program under the Small Business Administration. . In the target area, **69.4% of residents** rely on public medical assistance, such as Medicaid, which indicates a **high concentration of economically-challenged patients** (ACS, 2108). These factors indicate a great need for the proposed redevelopment concepts – safe, quality housing and access to care at a local facility.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The vast majority of West River's population is comprised of sensitive population groups including: **minorities (97%)**, the impoverished (69.3%), women of child-bearing age (40%), children (32.7%) and percentage of adults aged 62+ (7.4%) (ACS, 2018). The main health and welfare threats, in addition to environmental exposures, to the West River Community are lack of access to health care, poor housing conditions/options, disproportionate Covid-19 impacts, and widespread crime. With high crime, low incomes and blighted conditions, the West River target area is unattractive to providers and retailers of critical need here. Medical practices are resistant to locate in such areas; therefore, the target area **is defined as a medically under-served community** scoring a 51 out of 100 (100 indicates no need) on the Health Resources and Services Administration Index of Medical

Underservice. Any entity scoring under 62 is considered in need (datawarehouse.hrsa.gov). When surveyed, the three top concerns for patients at Tampa General are obesity, cancer, and access to healthcare. By assessing potential contaminants for the purpose of cleanup, project area residents will have reduced exposures. Reduced exposures and redevelopment of the neighborhood has the potential to increase active and passive recreational participation as those who live here feel encouraged to participate and thereby reducing obesity rates. The development of a new community based healthcare facility will increase access to the medical care area residents need.

The distressed economic conditions combined with the deteriorated physical environment confirm the continued existence of blight and cause health issues. A previous Phase I assessment of the Rome Avenue Parcel found both **Asbestos** and **Lead Based Paint** located in the buildings which must be removed prior to demolition or rehabilitation. Additionally previous site assessment recommended a Phase II assessment and soil testing due to use of the site for refueling of vehicles, area wide solvent impacts within groundwater, previous soil contamination from **USTs** and the need for a geophysical survey to determine contaminants from a historic on-site drainage canal. The City wrote 10 times the number of property code violations here than elsewhere in Tampa (West River Community Vision Report, 2015). 78.4% of local housing was constructed before 1980 (ACS, 2018). Older housing units are more likely to contain lead paint, asbestos, VOCs that can impact the health of residents. Impacts from aging housing on health are wide and varied: VOCs can cause difficulty breathing, headache loss of coordination, nausea as well as liver, kidney and central nervous system damage (cdc.gov). Mold from leaking windows, old carpet or dampness, and pests can cause and worsen asthma or at least cause eye and lung irritation (cdc.gov). Additionally poor ventilation and aging HVAC which lacks external air flow systems have been linked to increased covid-19 spread among residents of impacted buildings (epa.gov).

In addition to contaminants, unoccupied buildings, such as those at the Rome Avenue site, are **the perfect setting for vagrancy, drug or any other illegal activity, which frequently occurs here.** The abandoned sites in the area and state of disrepair **creates an atmosphere of insecurity** amongst area residents. **Trespassing** is common on the catalyst sites, used by residents (particularly school children) traveling from the nearby public elementary and middle schools in route to the adjacent park or home. In a 2018 visioning conducted with local residents, the City determined that street lighting in West River was sub-standard with 250 street lamps below desired service levels, which increases the likelihood for crime and increases residents' reluctance to walk at early evening or night. Local data supports this. **Crime incident rates in the target area are 150% more prevalent** than across the whole of Tampa (West River Community Report). The most recent FBI Uniform Crime Report notes that **Tampa has a violent crime rate nearly five times that of the US:** Tampa's rate was 1,906 per 100,000 persons, and the US rate in the same period was 386 (data available only at city level).

The proposed project would directly address these concerns; eliminate physical threats on the sites where trespassing and crime occurs now; supply a new stock of quality, affordable/workforce housing and greatly improve access to healthcare with the proposed redevelopment of the catalyst sites. The provision of healthcare would immediately reduce health disparities such as a lack of access to care and would provide early interventions for major pre-existing conditions that increase incidence and severity of COVID 19. The project will seek to mitigate environmental injustice by reducing environmental contaminants and social concerns like crime by removing and redeveloping blighted properties all while retaining residents who have historically lived in the West River target area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions : Potential contaminants at the priority sites include petroleum, lead, asbestos, and an array of hazardous substances, including solvents, and deteriorating housing materials that can include VOCs, introducing the potential for vapor intrusion into existing buildings. The compounds in some TPH fractions can also affect the blood, immune

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system, liver, spleen, kidneys, and lungs. <https://www.atsdr.cdc.gov/phs>. Potential exposure to asbestos, lead and arsenic in older homes is not uncommon: arsenic can cause cancer and heart disease and asbestos causes **lung cancer** (www.who.int). Chlorine exposure causes **lung irritation**, bronchitis or pulmonary edema.

Evidence of elevated public health impacts related to the presence of these brownfields conditions are present within the target area. Elevated rates of cancer, respiratory disease and higher mortality specific to the targeted community are all present in available data sets. According to the Florida Cancer Data System, **the target area exhibits higher rates of lung, breast and colorectal cancers** when compared to the state and nation (<https://fcds.med.miami.edu/inc/statistics.shtml>). EPA EJ Screen denotes that in the target area the NATA Cancer Risk is in the 80th percentile.

Chronic lower respiratory diseases (CLRD), the 3rd leading cause of death in the United States, is more prevalent in the target community. The age adjusted CLRD death rate is **higher in the target area** compared to the US. The rate of CLRD for elderly persons in the target area is 352.0 (per 100,000 persons) compared to 338.6 in the US, which is within **the worst of the percentiles in the nation**, according to the CDC (www.cdc.gov/nchs). EPA EJScreen denotes the Target area in the 90th percentile of the NATA HI Respiratory Risk index. **Adult asthma rates in the target area are nearly twice that of the US overall (5.5% vs. 3.6%) (cdc.gov)**. The West River zip code has the highest rates of asthma in the County (<http://floridaasthmacoalition.com/>) and localized hospital data identifies asthma as a pervasive issue within the targeted area. **Lung cancer rates are nearly double** those of the comparison counties at 70.6 vs 41.7 death per 100,000 (CNA, 2016).

Exposures to brownfield sites, such as the priority sites, can cause or exacerbate these health conditions. **The proposed project would directly address these health concerns**; identify and eliminate contaminants that may be contributing to elevated rates of cancers and other environmentally influenced health conditions; improve living conditions and available housing stock which supports improved physical and mental health; and the redevelopment of an area health center would greatly improve access to healthcare.

(3) Disproportionately Impacted Populations: The West River target area is home to a significant concentration of sensitive populations, particularly low-income and minority groups who have suffered a number of environmental injustices in the area's long history. The historical industry in the project area was chemical storage and cigar manufacturing, and the housing stock consists of aging, low quality construction. **Low per capita income, high poverty rates, high unemployment, high crime rates, low educational attainment levels, lower median home values** (compared to other City values) are strong indicators of this distress: 98% of households within the project census tract live in a rented property (ACS 2018) and **42% of housing in the project area is described as stressed** compared to the **US median of 28.1%** (cdc.gov) with 60% of housing constructed before 1990 (ACS, 2018). With such a large number of residents in the target areas living below the poverty line with depressed per capita incomes, community members are forced to live in areas where rents are cheaper and environmental conditions pose documented health concerns. In the target area, the median monthly housing costs are \$805 compared to \$1,515 in the US, nearly half of average costs, which is why the poor live here. **This grant will lead to the identification to threats and will allow for the City to create a plan for assessment and reuse/redevelopment, thus addressing environmental justice issues in the target area.**

2 b. Community Engagement

i. Project Roles and ii. Involvement: The following organizations will take an active role in the proposed project and will dedicate staff member(s) to participate in redevelopment planning and community education in the context of better serving the West Tampa community.

Partner Name	Point of contact	Specific role in the project
--------------	------------------	------------------------------

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Tampa Family Health Centers	Sherry Hoback, Pres./CEO, 813.866.0930 SHoback@HCNetwork.org	TFHC will work with the City on the redevelopment of the priority site as a community health center. TFHC are well versed in community outreach and will support engagement activities.
BayCare Health System	Katie Cruikshank, Pre-Award Grant Coordinator, katie.cruikshank@baycare.org , 727-754-9359	BayCare is the largest health care system in the region, operating 15 hospitals and hundreds of other health facilities. Their mission is to provide high-quality, compassionate care to all they serve. BayCare will commit to working with the City of Tampa to develop a plan for healthcare services in the redeveloped West River area.
West Tampa Community Development Corporation	Michael Randolph, Director, 813-857-7657; westtampacdc@gmail.com	For 20 years, this grass-roots CBO, comprised of residents, business owners, and stakeholders from the target area, has worked to enhance the social, economic and physical infrastructure of West Tampa and is a trusted community group, so it will succeed in bringing residents to online meetings and virtual workshops. The group commits to supporting redevelopment efforts with plans to bring small businesses, business start-up assistance and workforce development training to the community.
Northview Hills Civic Assoc.	Rosalie Jones, 813-626-1447	NHCA supports resident through dissemination of information and representing the community to all levels and area of government. NHCA will support this project through public outreach, marketing and identification sites and potential redevelopment projects.
Enterprise Community Partners	Meaghan Shannon-Vlkovic VP/Market Leader SE, 404-698-3461	We bring together nationwide know-how, partners, policy leadership and investment to multiply the impact of local affordable housing development. Provides capacity building assistance for preservation and neighborhood stabilization, and helps communities plan for future development.
Southeast Seminole Heights Civic Association	Steve Zinder, President, 919-699-5693; smzinder@gmail.com	The association is formally recognized by the City of Tampa and works with residents and businesses to create positive change in communities within the area. It has committed to provide assistance with public outreach and education through its active email user group, website and Facebook page. The group will commit members to advisory committees.
Florida Brownfields Assoc.	Jorge R. Caspary Office: 850-222-7535	This nonprofit volunteer service organization is dedicated to advancing cleanup and redevelopment of brownfields in the state and will provide technical assistance and public education activities by presenting at local meetings when possible and through webinars to allow for proper social distancing.
Corporation to Develop Communities of Tampa	Ernest Coney, ernest.coney@cdcoftampa.org (813) 231-4362	CDC will assist with outreach and environmental workforce training and will work with project contractors to create job opportunities for area residents. The CDC has an active EPA Workforce Development Grant and can also provide trained employees to conduct environmental assessment work in the area
Urban Land Institute Tampa Bay	Gregg Logan, Managing Director, 813-262-2742	The Urban Land Institute is the premier real estate development organization in the Tampa Bay region. With a well-earned reputation as the network and idea place for emerging trends and best practices in land use, ULI leverages our members' local and national expertise to tackle some of the most challenging and topical issues in our region. ULI will bring interested developers to meetings in order to spur redevelopment.

In addition to the these Community groups, the City is collaborating with the Tampa Housing Authority to create sustainable low-income and missed-income housing in the project area, which has been identified by area residents as a critical need.

iii. Incorporating Community Input: The *West River Plan*, which provides the foundation of this project is the result of over five months of stakeholder and community planning and participation. Various city agencies, building owners, neighborhood groups, businesses, and residents have participated in brownfield site selection, prioritization and end use visioning. The assessment project proposed herein is the first step in effecting community driven redevelopment that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment. The City began its work to redevelop this area with a 2013 HUD Sustainable Communities grant, which included extensive public involvement of area residents. This work laid the foundation for cooperative public involvement, which continues today. The afore-mentioned meetings have allowed the partners to create a database of concerned residents that can be used to circulate information on upcoming meetings and distribute project updates. A web page will be created and updated throughout the life of the project. Links to the page will be sent to partner Community-Based Organizations (CBOs) to distribute to members and followers Social

**FY21 EPA Brownfields Community-wide Assessment Grant
City of Tampa (Hillsborough County), Florida**

media platforms, such as Nextdoor, Facebook and Twitter, will serve as public engagement tools to send notices for virtual meetings (in-person if possible but with accommodations for social distancing and public health safety), online discussion platforms, and to periodically drive visitors to the web page (in Spanish and in English). Cooperation with West Tampa Community Development Corporation (WTCDC), a grass-roots community-based organization, will allow the City to reach community members through word of mouth and through public updates at their virtual meetings. The City has extensive relationships with area media outlets, including print, broadcast and radio, which will be leveraged to report on progress to the community and to notify the public of upcoming meetings. The partnership with WTCDC will also be used to share project information with potential business partners. The planned community engagement strategy is considered appropriate and effective based on its success in the Sustainable Communities Grant leading up to this project, in part due to the work of the WTCDC. Community input will be solicited, considered, and responded to throughout the project, and the team will adjust the strategy as the project progresses based on that input. Spanish-language communication tools will be used throughout the project. Online and web based platforms will be used to conduct meetings and training as long as necessary for safe social distancing.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Task Descriptions and Outputs

i. **Project Implementation:** The City will use the requested funds to complete four main tasks – project management, site assessment and cleanup planning, community outreach, and redevelopment planning.

i. **Task 1 – Project Management:** The City’s Project Director (PD) will oversee all project activities and ensure all tasks are completed in accordance with the work plan and the terms and conditions of the grant agreement. The PD will be responsible for supervising the Qualified Environmental Professional (QEP), which the City has already hired through a competitive process in accordance with procurement rules in the CFR. The PD will hold monthly meetings with the Project Team to review tasks, assess progress, and address any issues. With the assistance of the QEP, the PD will complete all required EPA reporting requirements, including Quarterly Reports, annual Disadvantaged Business Enterprises (DBE) utilization reports, annual Federal Financial Reports (FFRs), and entering site-specific information into the ACRES database (at least quarterly). City staff will attend national/regional brownfield workshops to learn and share best practices, network with potential developers, and gather strategies for success. The City’s staff will be provided as an in-kind, leveraged resource.

ii. **Schedule:** October 1, 2021 – September 30, 2024

iii. **Lead:** City’s Project Director

iv. **Outputs:** 12 Quarterly Reports, 3 DBE reports, 3 FFRs, 1 Final Summary Report

i. **Task 2 – Site Assessments and Cleanup Planning:** The QEP will lead the environmental site assessments and cleanup planning efforts for the project. The majority of site assessment funds are needed to complete Phase I and II Environmental Site Assessments (ESAs), Asbestos-containing Materials (ACM) surveys, Lead-based Paint (LBP) surveys, wetlands delineations, endangered species surveys, and cultural resource surveys at the targeted or other priority sites. If contamination is found, the QEP will complete Analysis of Brownfield Cleanup Alternatives (ABCA) documents to prepare the sites for remediation grants from EPA.

ii. **Schedule:** A Generic Quality Assurance Project Plans (QAPP) will be completed the first quarter. Site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) will be drafted in the second quarter of the project for the priority sites, so Phase II ESAs are anticipated to begin in the second to third quarter. If needed, ABCAs will be completed by the fourth quarter, in time to apply for remediation grants. Quarterly, the project team will solicit input from the community and project partners and consider other priority sites. As funding allows, additional site assessments and ABCAs will be completed between the third and tenth quarters on sites within the target areas or elsewhere within the city.

iii. **Lead:** QEP with oversight from the Project Director

v. **Outputs:** 10 Phase I Reports, 1 Generic QAPP, 6 SAP/HASPs, 6 Phase II Reports, ACM and LBP Surveys 6 ABCAs

i. **Task 3 – Community Outreach:** The City will work with the QEP to draft a Community Involvement Plan (CIP) to guide the project team’s efforts throughout the project. Activities will include meeting with specific community groups and organizations, soliciting input and participation in additional visioning activities, educating and informing the public on the assessment findings, seeking feedback and questions on proposed cleanup plans, and responding to community concerns. Project updates will be communicated regularly through social media, the City’s website, City Council briefings, and articles published in traditional media.

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ii.	<u>Schedule:</u> CIP will be completed in 1 st Quarter, and outreach events and/or communications will be scheduled at least quarterly. Meetings with community partners in target areas will kick off in 1 st Quarter and continue quarterly.
iii.	<u>Lead:</u> City's Project Director with assistance from the QEP
iv.	<u>Outputs:</u> 1 Community Involvement Plan, 5 Community Meetings, 10 Media Updates (pre and post meeting)
i.	<u>Task 4 – Redevelopment Planning:</u> As the assessments and cleanup planning are completed for the sites, the plans and concepts developed for each may need to be refined and developed further. The City will work closely with the stakeholders continue to develop a viable strategy and vision for each site that takes into account the site constraints as well as market conditions and available sources of funding.
ii.	<u>Schedule:</u> Site-specific planning efforts for the priority sites will begin in the fourth quarter following the Task 2 assessment activities and continue through the sixth quarter. As additional sites are identified and as funding allows, the City will initiate redevelopment planning activities through the tenth quarter.
iii.	<u>Lead:</u> City's Project Director with assistance from the QEP
iv.	<u>Outputs:</u> 2 Site-specific Reuse Plans; set of renderings for public meetings and developer marketing

The City anticipates that the majority of funds will be expended by the tenth quarter, leaving two quarters to ensure all project activities are completed in the three-year period of performance.

3.b. Cost Estimates

Budget Categories		Project Tasks				Total
		Project Management	Site Assessment	Community Outreach	Redevelopment Plans	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$7,000				\$7,000
	Equipment					
	Supplies			\$1,500		\$1,500
	Contractual	\$18,000	\$235,000	\$18,500	\$20,000	\$291,500
	Other					
Total Direct Costs		\$25,000	\$235,000	\$20,000	\$20,000	\$300,000
Total Budget		\$25,000	\$235,000	\$20,000	\$20,000	\$300,000

The following cost estimates were developed based on the information already available for the priority sites and information provided by the City of Tampa's past Brownfields projects.

Task 1 – Project Management: *Travel Costs:* \$2,000 for 2 staff members to attend 2 regional workshops (2x2x\$500/person includes registration, mileage, hotel, per diem), \$5,000 for 2 staff to attend one national EPA Brownfields conference (2x\$2,500/person, includes registration, mileage, hotel, per diem) = **\$7,000**. *Contractual Costs:* 36 project team meetings (36x\$250 per meeting); 12 Quarterly Reports (12 x \$300); 3 annual reports (3 x \$100); 1 final report (\$2,100); quarterly ACRES updates (12 x \$250) = **\$18,000**

Task 2 – Site Assessments and Cleanup Planning: *Contractual Costs:* 10 Phase I ESAs \$35,000 (10x\$3,500); 1 Generic QAPP (1x\$5,000); 6 SAPs, HASPs, & Phase II ESAs \$153,000 (\$25,500 at an average cost – although based on complexity these projects can range from \$10,000 to \$50,000); 3 ACM Surveys (\$10,000); LBP Surveys (\$8,000); 6 ABCAs \$24,000 (6x\$4,000) = **\$235,000**

Task 3 – Community Outreach: *Supplies:* Materials (maps, posters, flyers, etc.) for meetings (5x\$300) = **\$1,500**. *Contractual Costs:* Community Involvement Plan (\$5,500); Five outreach meetings (5x\$1,600); Ten articles/media updates (10 x \$500 per) = **\$18,500**

Task 4 – Redevelopment Planning: *Contractual Costs:* 2 Site Reuse Plans (\$8,000 per site); Site vision renderings for public meetings and for promotion to potential developers (\$4,000) = **\$20,000**

c. Measuring Environmental Results

The Project Team will create a master schedule detailing tasks, budgets, timing, and outputs for all project activities. The City will hold monthly conference calls with the Project Team (the EPA Project Officer and FLDEP Project Manager will be invited to join) to review the master schedule and track progress and take corrective actions, if needed, to ensure the project remains on budget and schedule. The City will submit quarterly reports and will enter information in ACRES database. At a minimum, outputs to be

**FY21 EPA Brownfields Community-wide Assessment Grant
City of Tampa (Hillsborough County), Florida**

tracked include those listed in the above tables; and the outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Organizational Structure and ii. Description of Key Staff

The City of Tampa and its partners have extensive experience managing federal grants and has managed several previous EPA Brownfields grants. The proposed EPA Brownfield Assessment Grant will be managed by the Tampa Office of Planning, which will oversee day-to-day operations of the brownfield assessment work. Mr. Ed Johnson, Urban Development Manager for the City of Tampa, will serve as **Project Director** for the proposed brownfields project. He has 14 years of experience in this role and a Bachelor of Science in Management from the University of Tampa. He has been the Project Director on \$2 million in prior EPA brownfields assessment grants. Mr. Johnson will oversee the day-to-day operation of the grant project, including community outreach and reporting. **Financial Director:** Ms. Sonya Little is Chief Financial Officer, Revenue and Finance Department, City of Tampa. She will oversee her staff that provides financial and administrative assistance for fiscal activities associated with this brownfields assessment grant to ensure compliance with EPA financial reporting requirements and other requirements of the terms/conditions of the brownfields assessment grants. Little offers 20 years of experience in varying areas of responsibility including investment banking and municipal finance. **Technical Director:** Dan Fahey, Supervisor for the City of Tampa Environmental Coordination Division (21 years in this role), will serve as technical director for the proposed brownfields project. Dan received his bachelor's degree in mechanical engineering from the State University of New York College at Buffalo. He has coordinated the successful designation of 35 City of Tampa Brownfield Areas pursuant to the FDEP Brownfields program and has played a major role in the City's Brownfield Community Redevelopment Program, since it was initiated in June of 2000. Dan will oversee the technical brownfields activities.

iii. Acquiring Additional Resources: The City will be responsible for the ensuring the procurement process meets all local, state and federal procurement requirements, including that of retaining a qualified environmental professional (QEP) to conduct all technical activities of the project. Any contracts approved under this grant will be fully consistent with federal procurement requirements. The City will issue an RFQ to procure Brownfields environmental services from a contractor (QEP) experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500).

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments: The City of Tampa has previously been awarded the following EPA brownfields grants. Additionally, the City was selected for a 2007 and 2009 assessment grant.

Program	Amount	Funds Remaining	Date	Grant Accomplishments
US EPA Multi-Purpose Pilot Grant	\$400,000	-0-	2012	13 Phase I ESAs; 5 Phase II ESAs; and 1 Supplemental Phase II ESA. 10 monitor wells installed. A total of 1,713.3 tons of impacted soil was ultimately removed
US EPA Brownfields Assessment	\$400,000	\$11,848.70 <i>Considered a cost savings to the program</i>	2013	12 Phase I and 7 Phase II environmental site assessments and 5 supplemental assessments within the East Tampa CRA and adjacent Urban Core

(2) Compliance with Grant Requirements: The City was in compliance with grant plans, schedule, terms and conditions. Quarterly reports and deliverables were submitted to EPA and required information was entered into the ACRES database. All reports were completed on time. The FY12 grant activities closed September 2015 and FY13 grant closed September 2016. A portion of funds from the FY13 grant for administrative costs were returned based on the efficiency of the City at managing the grant.

Threshold Criteria – City of Tampa, Florida

1. Applicant Eligibility:

The City of Tampa, Florida is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.

2. Community Involvement.

The *West River Plan*, which provides the foundation of this project is the result of over five months of stakeholder and community planning and participation. Various city agencies, building owners, neighborhood groups, businesses, and residents have participated in brownfield site selection, prioritization and end use visioning. The assessment project proposed herein is the first step in effecting community driven redevelopment that will restore the vibrancy to this neighborhood and bring opportunity for all through sustainable redevelopment. The City began its work to redevelop this area with a 2013 HUD Sustainable Communities grant, which included extensive public involvement of area residents. This work laid the foundation for cooperative public involvement, which continues today. The afore-mentioned meetings have allowed the partners to create a database of concerned residents that can be used to circulate information on upcoming meetings and distribute project updates. A webpage will be created and updated throughout the life of the project. Links to the page will be sent to partner Community-Based Organizations (CBOs) to distribute to members and followers. Social media platforms, such as Nextdoor, Facebook and Twitter, will serve as public engagement tools to send notices for virtual meetings (in-person if possible but with accommodations for social distancing and public health safety), online discussion platforms, and to periodically drive visitors to the web page (in Spanish and in English). Cooperation with West Tampa Community Development Corporation (WTCDC), a grass-roots community-based organization, will allow the City to reach community members through word of mouth and through public updates at their virtual meetings. The City has extensive relationships with area media outlets, including print, broadcast and radio, which will be leveraged to report on progress to the community and to notify the public of upcoming meetings. The partnership with WTCDC will also be used to share project information with potential business partners. The planned community engagement strategy is considered appropriate and effective based on its success in the Sustainable Communities Grant leading up to this project, in part due to the work of the WTCDC. Community input will be solicited, considered, and responded to throughout the project, and the team will adjust the strategy as the project progresses based on that input. Spanish-language communication tools will be used throughout the project. Online and web-based platforms will be used to conduct meetings and training as long as necessary for safe social distancing. Spanish-language communication tools will be implanted through the project life.

3. Expenditure of Assessment Grant Funds

NOT APPLICABLE. The City of Tampa has no open EPA Brownfields Assessment Grants.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Tampa

* b. Employer/Taxpayer Identification Number (EIN/TIN):

591101138

* c. Organizational DUNS:

0590718600000

d. Address:

* Street1:

306 E Jackson St

Street2:

* City:

Tampa

County/Parish:

Hillsborough

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33602-5208

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Catherine

Middle Name:

* Last Name:

Hayes

Suffix:

Title:

Grant Specialist

Organizational Affiliation:

Revenue and Finance Department

* Telephone Number:

813-274-3325

Fax Number:

* Email:

Catherine.Hayes@tampagov.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Tampa West River Brownfield Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

14

* b. Program/Project

14

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2021

* b. End Date:

09/30/2024

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Jane

Middle Name:

* Last Name:

Caster

Suffix:

* Title:

Mayor

* Telephone Number:

813-274-8909

Fax Number:

* Email:

cityoftampagrants@tampagov.net

* Signature of Authorized Representative:

Catherine Hayes

* Date Signed:

10/28/2020

Lake Cumberland Area Development District, Inc.

R04-21-A-081

P.O. Box 1570, Russell Springs, Kentucky 42642-1570

DARRYL McGAHA
Executive Director

Ph: (270) 866-4200
FAX: (270) 866-2044
TDD: 1-800-648-6056

JUDGE JOHN FRANK
Chairman

Narrative Information Sheet – Cumberland Brownfield Coalition, Kentucky

1. **Applicant Identification:** Lake Cumberland Area Development District (LCADD), Cumberland County, and the City of Burkesville, Kentucky, have established the Cumberland Brownfield Coalition, which requests consideration of the following EPA Assessment Grant proposal. Lake Cumberland Area Development District is the lead applicant. LCADD's address is P.O. Box 1570, Russell Springs, Kentucky 42642.
2. **Funding Requested:**
 - a. **Assessment Grant Type:** Coalition
 - b. **Federal Funds Requested:**
 - i. \$300,000
 - ii. Not applicable; applying for a Coalition Assessment Grant
3. **Location:** Burkesville, Cumberland County, Kentucky
4. **Property Information for Site-Specific Proposals:** Not applicable
5. **Contacts:**
 - a. **Project Director:** Ms. Chari Bennett, Community Development Specialist, LCADD
P. O. Box 1570, Russell Springs, Kentucky 42642
Phone: (270) 866-4200, Email: chari@lcadd.org
 - b. **Highest Ranking Executive Official:** Darryl McGaha, LCADD Executive Director,
P.O. Box 1570, Russell Springs, Kentucky 42642
Phone: (270) 866-4200, Email: darryl@lcadd.org
6. **Population:** The 2018 total population of Cumberland County is estimated at 6,713 (American Community Survey (ACS)). The City of Burkesville, where the priority sites are located has a population of 1,733 (ACS).

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1/2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. **Letter from the State or Tribal Environmental Authority:**
Kentucky Department of Environmental Protection letter is attached.



Adair • Casey • Clinton • Cumberland • Green
McCreary • Pulaski • Russell • Taylor • Wayne

Web-Site Address - <http://lcadd.org>
Equal Opportunity Provider





ANDY BESHEAR
GOVERNOR

REBECCA W. GOODMAN
SECRETARY

TONY HATTON
COMMISSIONER

**ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION**

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601
TELEPHONE: 502-564-2150
TELEFAX: 502-564-4245

October 20, 2020

Darryl McGaha, Executive Director
Lake Cumberland Area Development District
P.O. Box 1570
Russell Springs, KY 42642

Re: Kentucky Letter of Support for Brownfield Grant Application

Dear Mr. McGaha:

The Kentucky Department for Environmental Protection (DEP) is supportive of, and committed to, the work of the Lake Cumberland Area Development District (LCADD) to address brownfield sites in the community. DEP is the state agency charged by the legislature with the responsibility of implementing the Kentucky equivalent of the federal Superfund program, and as such, is an essential component of any attempt to address brownfields redevelopment. We support the LCADD's application for a Brownfield Community-wide Assessment Grant for the City of Burkesville, KY and look forward to continuing our work with the LCADD on this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Eric Eisiminger".

Eric Eisiminger
Brownfield Coordinator

EE:ee

ec: Christoph Uhlenbruch, Division of Waste Management
John Rogers, Division of Waste Management, Columbia Regional Office

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Lake Cumberland Area Development District (LCADD), Cumberland County, Kentucky, and the Town of Burkesville have come together to form the Cumberland Brownfield Coalition (the “Coalition”). LCADD was formed in 1969 to provide planning and development assistance to 10 Appalachian counties within the Cumberland Plateau of Kentucky and, will serve as the lead applicant for the grant. Cumberland County (the focus of this application) is in Central Kentucky, within the Cumberland Plateau portion of the Appalachian Mountain Range, touching the middle Tennessee border. The Region’s rugged terrain and idyllic landscapes make for a breathtaking destination for adventurers, the most notable of which included the likes of Daniel Boone and John Muir. Communities served by LCADD, Cumberland County included, have remained largely isolated, rural, and sparsely populated due to their remote location. Today, the 311 square mile Cumberland County has a population which hovers at approximately 6,700 people (census.gov). The County is comprised of the City of Burkesville, and twelve unincorporated communities.

The Regional economy relied on agriculture, lumber, and mineral resource extraction well into the first half of the 20th century. These industries remained relatively strong until the 1960's and 1970's, when a mini industrial revolution swept the region. Small farming operations have slowly declined in the area, becoming more of a secondary income, as opposed to a sole source. Textile operations quickly replaced the Region’s traditional economy in the 1970’s. In 1981, a major Fruit of the Loom plant was constructed in Russell County, Cumberland’s neighbor to the northeast. The plant expanded through the decade, hitting a high of 3,200 employees in 1990. Throughout the state, Fruit of the Loom reportedly reached a peak of about 11,000 workers, becoming the state’s second largest manufacturing employer, transforming and driving the local economy. The textile industry continued to expand through the 1990’s, when the industry was then eradicated within the region in just a few short years. The Fruit of the Loom plant closed in 2014, leaving thousands unemployed and forcing residents to move elsewhere for work. Since 2000, **the population of Cumberland County has dropped by 8%** (U.S. Decennial Census). Population decline is not a new struggle for the County; between 1940 and 2020, **the population has decreased by 45%** (U.S. Decennial Census). Despite access to a bounty of raw materials and scenic vistas, a long-term reliance on the shrinking textile and agricultural industries has failed to support residential and economic needs. In 2018, Burkesville’s median income was only \$20,050, and has experienced persistent poverty as more than 20% of the population has lived in poverty for more than 30 years. (American Community Survey (ACS)). The loss of jobs across all industries, population decline, and need to diversify the local economy have driven our brownfield challenges and the focus of this assessment application.

This assessment grant will focus on two target areas within the City of Burkesville. As the County Seat, Burkesville is located approximately 15 miles north of Wolf Creek Dam which created the Dale Hollow Lake from the rushing Cumberland River. Boasting nearly 30,000 acres of crystal blue surface water, the Lake provides more than 600 miles of shoreline along the Kentucky and Tennessee border. Millions of tourists visit Cumberland County annually, spending \$13.2 million in 2019, and providing 133 employment opportunities. These visitors afford the County an opportunity to expand the eco-tourism industry, which is a growing sector regionally. At only 2.65 square miles, the City of Burkesville is home to approximately 1,500 people. Within the City, the first target area is the **Downtown Square located on Main Street**. The Downtown Square is composed of tightly grouped two and three story storefronts and the County Courthouse, which sits as if it were an island in Main Street. Approximately 40% of the buildings within the Downtown Square are vacant; the vast majority of the remaining businesses struggle financially due to the declining population. Running north to south, along the length of Burkesville, the remaining portion of Main Street is lined with churches, single family residences, and commercial buildings. At approximately 2 miles long, Main Street serves as a popular route through central Kentucky to Dale Hollow Lake, Park, and Resort, averaging 12,800 cars daily (KY Transportation Cabinet). Flowing parallel to Main Street is the Cumberland River. 2,000 feet east of the main thoroughfare is the location of the second target area, the 45-acre **Veterans Memorial Park District**. Veterans Memorial Park provides access to the River, serving as the community’s only public boat ramp. The park itself contains five sports fields, multiple ball courts, a playground, community center and amphitheater. Surrounding the park within the Target Area, is a mix of former and vacant light industrial properties, many of which are brownfields, interspersed among residential properties. To the south, a gravel parking lot leads visitors to the Cumberland River access point.

Due to the pinpointed nature of the Target Areas, a \$300,000 community-wide assessment grant will be conducive to carry out the project described within.

ii. Description of the Priority Brownfield Site(s)

A total of 30 potential Hazardous Substances and Petroleum properties were identified throughout Cumberland County during LCADD's 2018 EPA Brownfield Assessment Grant. The inventory consists of vacant factories and industrial warehouses, and includes local businesses such as commercial buildings and fuel stations which supported the primary industries. From this inventory, the following Burkesville brownfield sites (which are located within an opportunity zone) were determined to be priorities because 51% of the populations within a 1 mile radius of the target areas are considered low income (EPA's Environmental Justice Screen (EJ SCREEN)). and the Coalition believes redevelopment of these sites have the potential to improve citizen health and well-being, improve Downtown aesthetics and grow tourism opportunities. Situated off North Main Street, within the Downtown Square, the **Textile Factory** is the first priority site. The red brick Factory is separated from the neighboring building by a narrow alleyway. The two-story, 20,000 square foot (SF) Textile Factory was constructed in the early 1940s and has been vacant since at least 1998. The building was originally used for a wholesale grocery and was mostly recently utilized as a cutting mill for garments and a trucking business. Due to the age and previous uses of the building, possible contaminants include Asbestos Containing Material (ACM), Lead Based Paint (LBP), and Volatile Organic Compounds (VOCs) from the garment and trucking operations. According to the EPA, VOC health effects include respiratory irritation, damage to liver, kidney, and central nervous system, and some compounds are likely carcinogens. The Factory is flanked by residential properties and additional brownfields. The closest home is only 200 feet away and within a mile radius of the Textile Factory, 1,591 residents call the area home. If the Factory were to continue to sit vacant, forgoing maintenance, the building would become structurally unsound, thus increasing the likelihood of contaminants entering the environment. Addressing the Factory's environmental contaminants is a steppingstone toward preventing health impact and protecting the historic resource. The Factory is a priority site because it was selected as such during LCADD's previous EPA Brownfield Grant and is located within an opportunity zone, near vulnerable populations.

Half a mile east, two additional priority sites are located along the Cumberland River, within the Veterans Park. Within Veterans Park, the **Skating Rink Warehouse and Pepsi Bottling and Distribution Facility** impeded upon the Town's pursuit of creating a pedestrian-friendly riverfront destination. The 4,500 square foot **Skating Rink Warehouse** sits between downtown and the Cumberland River, directly across the street from the ball courts and is adjoined to the west by a residence. Utilized as a skating rink in the 1950s and 1960s, the Warehouse is currently owned by a general contractor and used as storage. Asbestos and LBP are hazards associated with the age of the building. Cracked and broken concrete, peeling paint, and holes in the walls make the Warehouse not only an eye sore, but also a health and safety hazard to both residents and youth populations that utilize the Park. As the building is within the designated 500-year floodplain, floodwaters could potentially disturb contaminants located on the property. Once exposed to the elements, asbestos quickly because friable, posing respiratory threats to nearby residents and parkgoers. Located only 215 feet from residents, approximately 1,600 residents live within a mile radius of the Warehouse. Of this population, 45% of residents are either under the age of 18 or over the age of 65 (EJ SCREEN). Only 600 feet away is the former 5,000 square foot **Pepsi Bottling and Distribution Facility**. The Facility has been owned and maintained by the City of Burkesville since its closure in 1987. Based upon build date and previous uses, environmental hazards may include Asbestos, LBP, and leaded gasoline for delivery trucks which was likely stored on-site, in Underground Storage Tanks (USTs). Furthermore, the site is located within the designated 100-year floodplain and floods frequently. The possibility stands that the petroleum product's associated UST piping is impacting the soil, groundwater, and surface water with Volatile Organic Compounds (VOC) and lead. Refer to the Textile Factory description for VOC health effects. Lead, a common additive in gasoline pre-1975 can also be transferred downstream during a flooding event. Particularly harmful for children, health effects of lead poisoning include permanent nerve damage and cognitive impairments. The Warehouse and Pepsi Facility are priority sites because they are located within an opportunity zone, within close proximity to athletic facilities and residents, which cater to youth and low-income sensitive populations.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Both regional and local planning efforts were taken into consideration when selecting the Target Areas and corresponding priority sites. Planning includes LCADD's 2017-2022 Comprehensive Economic Development Strategy (CEDS) which guided LCADD's previous EPA Assessment Grant as well as the priorities that were set by the Mayor and community, upon Burkesville Mayor Guffey's election. CEDS goals include 1) developing a strong, diverse, sustainable regional economy, 2) enhancing the community through improvements to social services, community facilities, and livability standards, and 3) promoting the health and wellbeing of local citizens. The local Mayoral goals include the need to 4) increase tourism dollars spent locally, 5) make the Town more attractive to visitors and potential business owners, and 6) institute locally and federally funded grants and incentives to assist new and existing businesses. The **Textile Factory** is envisioned as a mixed-use development, housing retail (5,000 SF), a restaurant (5,000 SF), and a boutique hotel (10,000 SF). The alley way will be made pedestrian friendly and activated by incorporating outdoor dining and artfully crafted lighting, landscaping, and décor. An Area Wide Plan (AWP) is proposed as a part of this application and will aid in providing details of redevelopment scenarios, costs, and leveraging evaluations. As a mixed-use development, the site will achieve planning goals 1 through 6. Although specific reuse plans for the **Skating Rink Warehouse and Pepsi Bottling and Distribution Facility** have not been finalized, elected officials and residents agree redevelopment should focus on redeveloping the Veterans Park brownfields as commercial space to serve the ecotourism industry. Located closer to Downtown, the Warehouse could possibly serve as casual dining restaurant, brewer and/or beer garden. The community has expressed interested in re-purposing the Pepsi Facility, as a General Store. Located closer to the River, it would make a perfect location for, specializing in kayak and raft tours and rentals. The General Store would also sell outdoor gear and clothing as well as a variety of snacks and food items, catering to tourists exploring Downtown, Veterans Park, and the Cumberland River which doubling as a grab and go type shop for residents. Additional community-oriented visioning for the Veterans Park Target Area will be conducted within in the Area Wide Plan (AWP) budgeted within this application. These redevelopment plans cater to planning goals 1 through 5 by improving the economy, enhancing livability standards, eliminating health and safety hazards, thus improving citizen well-being, increasing tourism dollars, and making Veterans Park more visually appealing. By completing an AWP, the Coalition will complete the 6th planning goal of utilizing grant funding to assist in attracting new businesses.

ii. Outcomes and Benefits of Redevelopment Strategy

Both Target Areas are encompassed by a single Opportunity Zone. Assessments of the properties will result in marketable sites to help spur economic growth within and utilize the tax incentives within the Opportunity Zone. Successful redevelopment will result in an increase in economic competitiveness as Cumberland County becomes more diversified following new investment. A healthy economy will catalyze further redevelopment and increase real estate values surrounding the priority sites. Specifically, the County seeks to diversify the economy through ecotourism by utilizing their local Cumberland River access point and by leveraging their gateway location to the natural resource that is Dale Hollow Lake State Resort Park. An Area Wide Plan will be completed as part of the grant that will result in community input opportunities as well as a final document that incorporates a market analysis, feasibility and reuse scenarios.

Redevelopment of the **Textile Factory** will remove a blighted structure in a heavily trafficked area. Creating a mixed-use development along the route to Dale Hollow Lake will allow travelers a place to stop and rest while investing dollars into the local economy. A retail store of 3,500 square feet would create approximately 5 permanent, full time jobs (U.S. Energy Information Administration (EIA)) in addition to temporary construction jobs. Additionally, the restaurant and hotel would create approximately 16 and 8 jobs, respectively (EIA). In total, approximately 30 permanent jobs would be created. The money spent on the mixed-use development will in turn, be circulated locally, boosting local economies, and creating further opportunities for new restaurants, outfitters, and lodging accommodations. Additional businesses will result in an increase in tax revenue, access to local jobs, and overall reduced poverty levels.

The remaining priority sites (**Skating Rink Warehouse and Pepsi Bottling and Distribution Facility**) would also generate additional opportunities to grow the ecotourism industry thus increasing local spending and opportunities. As a casual restaurant, the Warehouse would require approximately one employee per 567 square feet (EIA). At 4,500 square feet, the Warehouse would provide approximately 8 jobs per shift (approximately 16 full time equivalent (FTE) employees total). Furthermore, the 5,000 square foot Pepsi Facility redeveloped as a General Store would provide approximately 4 (FTE) jobs as retail requires 1 employee per 1,450 square feet (EIA). In total, these commercial businesses would provide an estimated

20 FTE jobs in the service industry (EIA). Adding 20 jobs within a community of this size is extremely impactful. Additionally, by eliminating brownfields in Veterans Park and installing sidewalks and crosswalks, connectivity between Downtown and Veterans Park will be improved. This is of particular importance to the local population as only 11% of Cumberland County residents currently have access to exercise opportunities (CHR). While in town, tourists will be encouraged to eat, shop, and lodge. In addition to financial benefits, as a greenspace, the formalized Veterans Park will enhance the users' emotional wellbeing through both exposure to nature and participation in exercise. Finally, cleaning up the industrial site(s) located within walking distance from the Park will eliminate hazards to human and environmental health.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

LCADD will evaluate a variety of state and federal incentives to leverage funds towards further assessment, remediation, and revitalization including future EPA cleanup grants and the incentives included in the table below.

Source & Purpose/Role (Assessment/Remediation/Reuse)	Eligibility
Reuse: The State of KY Department of Transportation: Transportation Alternatives Program (TAP) provides funding for surface transportation projects. Cumberland County has secured \$180,000 for sidewalks from Downtown Square to the Riverfront Park. Funding will also relocate electric poles and add lighting in the parking lot.	Secured funding. Applicable Priority Sites: Warehouse and Pepsi Facility in Veterans Park
Reuse: Appalachian Regional Commission offers various funding programs including grants that can provide short-term funds to start a new program or initiative, to expand an ongoing one, to pay one-time expenses, or to pay for a time-limited project. Funds can either be used to attract new investment to our priority brownfields or be available to assist in future reuse planning.	The County is eligible to apply in addition to other municipal and LCADD partners. Applicable Priority Sites: All
Remediation: KDEP's Petroleum Storage Tank Environmental Assurance Fund assists owners and operators of USTs in meeting the federal financial responsibility requirement and to provide reimbursement of eligible costs of corrective action due to a release from a UST system.	Individual site owners may be eligible. Applicable Priority Sites: Pepsi Facility
Assessment/Remediation: KDEP's Brownfield Redevelopment Program will limit the liability for new Brownfield property owners and provide oversight in the investigation and clean-up process.	Individual site owners may be eligible. Applicable Priority Sites: All

ii. Use of Existing Infrastructure

LCADD will utilize current municipal and building infrastructure wherever possible to prioritize funding and sustainability. All sites have water, sewer, and electrical infrastructure in place. Parking for the Jailhouse will be located within the Burkesville Farmer's Market parking lot, which is located directly next door. A mix of onsite and public parking is available for both Veterans Park Priority Sites. Additionally, Cumberland County will utilize the Transportation Alternatives Program (TAP) funding to upgrade pedestrian access between Downtown and the riverfront, improving connectivity, walkability, and access to recreational opportunities for tourists and locals alike.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

ii. The Community's Need for Funding

Through the decline of the textile and agricultural industries over the past several decades, the LCADD Regional economy has suffered. Between 2000 and 2010, more than 100,000 (one-third) Kentucky manufacturing jobs were lost in part to offshoring (kypolicy.org). For example, the textile giant, Fruit of the Loom operated in the LCADD Region from 1932 to 2014, operating seven manufacturing facilities and their corporate headquarters. At its height, Fruit of the Loom employed more than 11,000 people across the Region, but in 2014, the last factory closed in LCADD's Russell County, cutting a total of 600 textile jobs. These closures have impacted the economy, stagnating citizen wages and well-being throughout the Cumberland Plateau Region. Of the 10 LCADD counties, 3 counties are designated as at-risk (Cumberland County included) and 6 are designated as economically distressed (Appalachian Regional Commission (ARC)). ARC assigns these designations; economically distressed counties rank as one of the top 10%

worst counties in the nation in terms of low per capita income and high rates of poverty and unemployment. Scarce levels of industry and employment options, in combination with a shrinking population base has stifled Counties' operating budgets. In particular, in 2018, Burkesville experienced unemployment at 12% and a poverty rate of nearly 36% (ACS). These factors force local tax revenues to be spread thinner to cover the needs of the sparsely populated County. In addition to a small operating budget, ongoing Cumberland River flooding events within eastern Burkesville have forced the local government to shift focus to remediating damages. LCADD specifically, is a regional planning council financed by state and federal funds to administer a variety of programs. The projects are contract specific and detail the scope of work and allowable expenses. No discretionary funds exist to finance a Brownfield Program. This grant will allow LCADD to assist smaller, rural communities such as Burkesville and Cumberland County by extending brownfield program opportunities that they would struggle to obtain and manage on their own.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

	Average of Target Areas (w/in 1 mi radius)	Town of Burkesville	Cumberland County	Kentucky	Nation
Youth (less than 18)	30%	20%	22%	23%	23%
Elderly (65+)	22%	25%	21%	16%	15%
Low Income	51%	51%	40%	38%	33%
Median Household Income	Not available	\$20,050	\$32,906	\$50,247	\$61,937
Source: EJ SCREEN & ACS					

Children, elderly, low-income, and mentally ill populations have been identified as sensitive populations. On average, within the Target Areas, 52% of the population is considered either youth or elderly. Both groups are considered sensitive populations as their compromised immune systems are easily overridden by environmental toxins found within brownfields. Poverty further complicates wellbeing, affecting populations locally, and at the County, and State levels. On average, 51% of populations living within the Target Areas are low income. Compare this with the national rate of 33% (EJ SCREEN). Furthermore, the **median household income for Burkesville citizens is \$41,000 less than the national average** (ACS). Prohibitive costs often force low income individuals to go without necessary healthcare as 26% of the County's population live without health insurance (ACS). Consequently, harsh economic conditions combined with a critical lack of social services has created an opiate crisis throughout much of rural Appalachia, Cumberland County included. Appalachia experiences higher rates of mental health diagnoses for serious psychological distress and major depressive disorder, which is consistent with discharge data that shows more co-occurring substance abuse and mental health problems than the rest of the country. The epidemic is very present in Kentucky, with the rate of drug overdose deaths of 27.9 per 100,000 people which is almost twice as high as the national rate (National Institute on Drug Abuse (NIH)). Redevelopment following successful assessment of the priority sites will boost the economy, allowing communities to grow their financial resources to care for sensitive populations and providing residents with more economic opportunities.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Health outcomes are particularly low for the youth populations living in the south-central Region of Kentucky. According to the March of Dimes 2018 Premature Birth Report Card, the state of Kentucky received a grade of "D-" with a rate of 11.3% premature births (compared to 10.0% nationally) (March of Dimes). Preterm birth rates have been linked to exposure of contaminants such as heavy metals, which can be passed onto a developing fetus through a pregnant mother's drinking supply. All communities within Cumberland County source their public drinking water from the Cumberland River, which is within close proximity to many of Burkesville's brownfield sites. This is reason for concern as 100% of the EPA's water quality monitoring stations' water samples in the region tested positive for heavy metals. Cancer statistics are high in Kentucky; the incident rate (per 100,000) for all cancers in the County is 510.1, which is almost 14% greater than the national average rate (statecancerprofiles.cancer.gov). Lung and Bronchus cancer deaths are particularly high in the County, with a rate 79% higher than the nation's (compare 104.4 per 100,000 vs 58.2 per 100,000) (statecancerprofiles.cancer.gov). Per the CDC, environmental hazards such as lead, VOCs, and friable asbestos contribute to health complications which include cognitive disabilities,

damage to the liver, kidney, or central nervous system, and respiratory irritation. Providing clear methods to identify and quantify contaminants found within the target area brownfield sites will assist in alleviating some of the contributing factors to environmental hazards and health.

(3) Economically Impoverished/Disproportionately Impacted Populations

Cumberland County has experienced persistent poverty over the past 30 years, with more than 20% of the population living in poverty throughout that time (ACS). Between 1990 and 2018, Cumberland County poverty rates have ranged from 21.5% to as high as 31.6% (ACS), with an average of 51% of the Target Area populations designated as low income (earning \$25,000 or less annually)(EJSCREEN). Despite relatively low unemployment rates within the County (5.6% in 2018), the majority of the population works extremely low-wage jobs (ACS). Long term poverty can be traced back to national labor policies which favor cheap labor, allowing many manufacturing jobs to be outsourced to developing countries. These policies have resulted in a Regional long-term impact on job opportunities which began with agriculture and more recently moved to the manufacturing and textile industries. Diversifying the economy through redevelopment will provide job opportunities and alleviate financial hardships while creating job opportunities closer to the residents.

b. Community Engagement

i. and ii. Project Involvement and Roles

A table with names and contact information for organizations providing their commitment to continuing progress under the brownfield program is provided below. LCADD will continually build upon this list to ensure inclusion of all stakeholders, each partner will be included in public involvement opportunities to assist in providing their applicable feedback in making decisions for site selection, cleanup, and reuse.

Organization & Point of Contact	Role
Burkesville First United Methodist Church William Herndon, Pastor (270) 864-3118 w.herndon@me.com	Located a block from the Textile Factory, the Burkesville First United Methodist Church consists of a 140-member congregation. As a stakeholder in the previous LCADD Grant, Burkesville First UMC has agreed to provide meeting space and update members of the developments taking place at the priority site.
Kentucky Main Street Kitty Dougoud, Program Administrator (502) 610-5611 kitty.dougoud@ky.gov	Kentucky Main Street provides guidance, support, and services to participating communities with a focus on job, economic, and population growth for Kentucky's historic communities. Kentucky Main Street will aid in the AWP process by informing the public of charette dates and significance, thus supporting community engagement.
Burkesville Parks and Recreation David McIntyre, Director (270) 864-5391	As the Veterans Park is operated by the Burkesville Parks and Recreation, the organization is an important partner, informing the public on the redevelopment process, providing input on upcoming decisions for future brownfield reuse, and coordinating remediation activities to best fit the community's and park users' schedules.
Cumberland County Partners with Pride Amy Morgan, Chairman (270) 433-1777 tamorgan@windstream.net	Made up of Burkesville and Cumberland County residents, this grassroots board will facilitate community engagement through assisting with public meetings and visioning as well as advertising of community input opportunities. This partner was also involved in LCADD's prior assessment grant and development of the brownfield inventory.
Burkesville / Cumberland County Economic Development Authority Lindsey Bell, Director Phone: 270-864-1255 lbellLaw@yahoo.com	The Economic Development Authority is a public organization that strives to provide sustainable job growth to sustain a durable local economy. As such, the Authority will provide expertise on the local economy and suggested land use for the Veterans Park priority sites.
Community and Economic Development Initiative of Kentucky (CEDIK) Shane Barton, Downtown Revitalization Coordinator	CEDIK works statewide to catalyze positive change to build engaged communities and vibrant economies. They will assist with facilitating the visioning for all priority sites which are to be highlighted in the proposed Area Wide Plan.

(859) 218-3903
shane.barton@uky.edu

The EPA, Kentucky Department of Environmental Protection (KDEP), and County health departments are established partners and/or will be involved throughout the grant cycle, each contributing in their own capacity.

iii. Incorporating Community Input

Once awarded, a Project Kick-Off meeting will be held. This meeting will provide opportunity to amend the brownfield committee that was established under LCADD's previous grant so as to consist of representatives from each coalition partner's jurisdiction. The Kick-Off meeting will also outline the goals of the grant, how to provide public input and what the funds would mean to the Coalition, ensuring an educated public and allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings. In order to practice social distancing, meetings will be held virtually through Zoom, with which the Coalition members, project partners, brownfield committee, and local citizens have prior experience using. The meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement from all Coalition members. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at LCADD's website or can utilize a call in number. Virtual meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through Zoom's chat feature and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. The committee will review any community input provided, proposed projects for assessment and make decisions to prioritize the assessments, to ensure involvement from each coalition member and representation of the community/residents. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. In order to reach residents that may not have the ability to attend or view meetings, communication regarding grant updates and opportunities will also include press releases with the local newspapers (online and in print), announcements on local news stations, flier distribution via local businesses and community organizations, LCADD, City, County, and project partner websites. Social media, including the following Facebook pages will also be utilized: LCADD, Cumberland County News, and Cumberland River – Burkesville, KY, reaching over 6,000 followers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Project Implementation (i)	Schedule (ii)	Task Lead (iii)	Outputs (iv)
Task 1: Cooperative Agreement Oversight			
<ul style="list-style-type: none"> • General grant management • Contractor procurement and oversight • Ensuring reporting requirements are met • Budget and invoice reconciliation 	Quarter 1-12	LCADD; supported by env. consultant	1 Work Plan, 1 Community Involvement Plan, 12 Quarterly Reports, 1 Close-Out Report & ACRES
Additional Notes: Cooperative Agreement Oversight will include but is not limited to these activities. These activities will be conducted for both priority and secondary sites. Additional outputs include EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425			
Task 2: Inventory and Community Outreach			
<ul style="list-style-type: none"> • Community outreach and education • Selection of additional priority sites and inventory 	Quarter 1-12	LCADD; supported by env. consultant	Updated brownfield inventory, EPA Regional Kick Off Meeting, National Brownfield Conference, Up to 12 public meetings
Additional Notes: An initial inventory is already established; however, the secondary inventory will continue to grow. If access issues arise or if funding remains, additional sites may be included. This activity will take place for both the priority sites in the Target Areas and sites within the secondary inventory, primarily within the first			

quarter and then as needed throughout the grant. Community outreach will be ongoing throughout and after the grant.

Task 3: Environmental Site Assessments (ESAs)

<ul style="list-style-type: none"> • Selection of additional sites • Phase I ESAs • Phase II ESAs • Generic Quality Assurance Project Plans (QAPP) • Site Specific Quality Assurance Project Plans (SSQAPPs) 	Quarter 1-10	LCADD; supported by env. consultant	1 GQAPP Priority Sites: 3 Phase I ESAs, 3 Phase II ESAs, 3 Hazardous Material Surveys, 3 SSQAPPs Secondary Sites: 5 Phase I ESAs, 1 Phase II ESAs, 1 SSQAPP
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Additional Notes: Costs for these activities include consulting and reporting expenses, printing, and other eligible assessment-related costs. Site assessments will adhere to the All Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Generic and Site Specific QAPPs will be reviewed by KDEP and the EPA. A minimum of 8 sites are planned to be assessed, with one in each coalition members' jurisdiction.

Task 4: Cleanup Planning and Planning Activities

<ul style="list-style-type: none"> • Creation of cleanup plans and implementation strategies for developing and utilizing resources • Creation of an Area Wide Plan through three public charrettes 	Quarter 5-11	LCADD; env. consultant; & contracted planning firm	4 ABCAs, 1 Area Wide Plan (30% of budget); 3 Public Charrettes: Identifying Brownfields, Brownfield Site Prioritization, & Area Wide Plan
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Additional Notes: The total estimated budget for this task includes travel to attend meetings with stakeholders related to the actual cleanup or proposed development plans. A planning consultant will be retained to assist in the Area Wide Plan for the Target Area. The plan will collect and analyze data regarding site specific characteristics, physical conditions, local economics, local demographics, and real estate trends in order to determine market opportunities, feasibility, leveraging and limitations. This information is compiled and reviewed to help dictate a sustainable end use for the property.

b. Cost Estimates

A list is provided below, which outlines how costs were derived for each task. Allocation of grant funds is included within the following table.

Task 1: Cooperative Agreement Oversight

- Personnel Costs: 130 hours at an average rate of \$50/hour = \$6,500 for programmatic costs such as financial and performance reporting.
- Fringe Benefits: \$780
- Contractual: 99 hours at an average rate of \$100/hour = \$9,900 for assistance in programmatic reporting as needed by a consultant.

Task 2: Inventory and Community Outreach

- Personnel Costs: 130 hours at an average rate of \$50/hour = \$6,500 for time to attend community input meetings throughout the grant's life cycle.
- Fringe Benefits: \$780
- Travel: Estimating two staff members traveling for three conferences (national and regional) averaging three days/nights each; \$250 per round trip flight (\$1,500 total), \$200 per hotel room per night (\$3,600 total), and \$50 per day per diem per person (\$900 total) = \$6,000
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost = \$780
- Contractual: 75 hours at an average rate of \$100/hour = \$7,500 to assist in both inventory development and community outreach, some of which will occur concurrently.

Task 3: Environmental Site Assessments

- Contractual: \$135,000
 - 8 Phase I ESAs: average estimated cost of \$3,500 per ESA = \$28,000
 - 4 Phase II ESAs: average estimated cost of \$23,000 per ESA = \$92,000
 - 3 Hazardous Materials Surveys: estimated cost \$5,000 per survey = \$15,000

Task 4: Cleanup Planning and Planning Activities

- Personnel Costs: 130 hours at an average rate of \$50/hour = \$6,500 for programmatic expenses associated with cleanup planning, review of reports and attendance at planning meetings.
- Fringe Benefits: \$780
- Travel: Mileage reimbursement for the project manager; estimating approximately 86 miles per ABCA, at the current 2020 rate: \$0.575/mile*86 miles*4 ABCAs ≈ \$200 (rounded up)
- Supplies: Office supplies will include copies, maps, and handouts. Estimated cost = \$780
- Contractual: \$118,000
 - 4 ABCAs: average estimated cost of \$4,500 per ABCA = \$18,000
 - An Area Wide Plan will aid in determining the best end use for priority and secondary sites within the Target Area, aiding in providing details of redevelopment scenarios, feasibility analysis, and leveraging evaluations. Estimated cost: \$100,000

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities	TOTAL
Direct Costs	Personnel	\$6,500	\$6,500		\$6,500	\$19,500
	Fringe Benefits	\$780	\$780		\$780	\$2,340
	Travel		\$6,000		\$200	\$6,200
	Equipment					\$0
	Supplies		\$780		\$780	\$1,560
	Contractual	\$9,900	\$7,500	\$135,000	\$118,000	\$270,400
Total Direct Costs		\$17,180	\$21,560	\$135,000	\$126,260	\$300,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$17,180	\$21,560	\$135,000	\$126,260	\$300,000

c. Measuring Environmental Results

Per the requirements of the EPA Assessment Grant, the Coalition will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. LCADD will complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. At the end of the three-year grant period, a similar final report will be produced. As required, these projects will be submitted through the EPA's ACRES reporting system. The ACRES reporting will be a tool for both the EPA and the county to track and measure the grant's progress in achieving the outputs and eventual outcomes. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, leveraged resources, and anticipated jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**a. Programmatic Capability****i and ii. Organizational Structure and Description of Key Staff**

LCADD will be the lead and administer the assessment grant with the assistance of a selected environmental consultant. LCADD will involve Cumberland County and the Town of Burkesville as part of the established Brownfield Committee, to review all projects within the Target Areas with the potential to utilize assessment funding to ensure that private investment, jobs, and near-term redevelopment will be

leveraged. LCADD's Community Development Specialist, Chari Bennett, will be in charge of project management and administration responsibilities for this grant. Ms. Bennett, a certified Community Development Block Grant Administrator that has been employed at LCADD for 25 years and therefore has a strong connection and understanding of the region's residents, needs, and assets. Ms. Bennett's dedication to her community is exemplified by leading a previous and successful EPA Brownfield Grant. This experience will allow LCADD to guarantee that all stakeholders are involved in the grant while ensuring correct and timely reporting and compliance. If the situation arises where Ms. Bennett is unable to continue administering the grant, Mr. Waylon Wright, LCADD's Director of Community and Economic Development will take over day to day management of the grant. Mr. Wright has a long history in local planning projects and has a strong understanding of the functional needs of the Coalition, recognizing the potential of the assessment grant. This management structure has been used similarly in past projects completed by LCADD and has proven successful. LCADD's expertise and experience along with their partnerships and the contracted environmental consultant will ensure the correct and timely reporting, compliance, expenditure of funds, and grant completion within the 3-year window.

iii. Acquiring Additional Resources

The Coalition will begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in brownfield programs including the following services: assisting with Community Brownfield Inventories and Outreach, Phase I and Phase II ESAs, ABCAs, and brownfield reuse planning. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA's selection protocol and the Coalition's purchasing policy. Standard procedure includes a Request for Qualifications be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submissions, all submissions will be available as public record. Following receipt of proposals, each application will be reviewed and selected by the brownfield committee.

b. Past Performance and Accomplishments

i. Has Received an EPA Brownfields Grant

(1) Purpose and Accomplishments

FY2018 EPA Brownfield Assessment Grant: LCADD was awarded \$300,000 in federal brownfield funds to assess brownfields in the LCADD Region. In total, LCADD completed 20 Phase I ESAs, 10 Phase II ESAs, and 10 Site Specific QAPPs. A total of 210.41 acres across eight properties are ready for anticipated use. LCADD was able to complete the grant over a year ahead of schedule. The most important outcomes included: 1) an on-going desire for better environmental stewardship of the community, 2) job creation, 3) educating citizens on the importance of being actively involved in Brownfields, 4) encouraging investment in communities through redevelopment of Brownfields sites, and 5) continue to meet and carry on the good and productive work done and the significant accomplishments achieved to date. Three sites within the City of Burkesville were assessed through this grant which includes a Phase I and II ESAs for the Former Dairy Queen and neighboring Old Cumberland County Jailhouse. Upon completion of the Phase II ESA, it was determined the Former Dairy Queen was free from suspected ACM and LBP, therefore ready for redevelopment. The Burkesville Farmers' Market now occupies the building and provides fresh produce for the community. The assessments confirm the presence of non-friable ACMs and LBPs, both of which need to be immediately abated as to avoid health complications. Once abated, the Cumberland County Chamber of Commerce plans to move into the Jailhouse to provide concierge service to visitors, serving as a Visitor Center. These redevelopments have already begun to significantly improved Downtown, increasing tourism dollars spent within Burkesville and adding funds to the local tax revenue.

(2) Compliance with Grant Requirements

As shown through LCADD's record of no audit findings, benchmark compliance goals on each grant have been met. Required reporting was conducted on time and serves as an integral part of maintaining the grants' timely implementation. As a result of successful grant management, the Coalition will be better positioned to pursue additional leveraging opportunities that support the community.

Threshold Criteria

1. **Applicant Eligibility:** The Cumberland Brownfield Coalition is comprised of Lake Cumberland Area Development District (LCADD), Cumberland County, and the City of Burkesville.

Lead Entity Eligibility:

Lake Cumberland Area Development District (LCADD) operates as a regional council established under state legislature (KRS Chapter 147A Section .050). Please see the attached applicant eligibility documentation.

Coalition Member Eligibility:

Cumberland County, Kentucky is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

The City of Burkesville, Kentucky is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

Letters of commitment from Cumberland County and the City of Burkesville are attached to this document.

2. **Community Involvement:**

The residents served by LCADD are key stakeholders and have been proactively involved in the planning process of this grant and redevelopment concepts for each priority site. Once awarded, a Project Kick-Off meeting will be held. This meeting will provide opportunity to outline the goals of the grant, how to provide public input and what the funds would mean to the Coalition. The brownfield committee established under LCADD's previous grant will also attend this meeting to ensure an educated public, allowing for additional community involvement. Ongoing communication throughout the life of the grant will be conducted in a variety of ways, including regularly held public meetings. In order to practice social distancing, meetings will be held virtually through Zoom, with which the coalition members, project partners, brownfield committee, and local citizens have prior experience using. The meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Additionally, those that cannot be present during the live meeting, can access the recorded meeting online, at LCADD's website. Virtual meetings will provide a platform for public comment to identify additional brownfield sites, reprioritize known brownfield sites based on established criteria, and voice potential concerns. Commentary will be collected through Zoom's chat feature and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. These meetings will also be utilized to present potential redevelopment opportunities to interested developers by showcasing available brownfield sites and providing developers technical assistance in obtaining additional financial incentives for planned redevelopment. In order to reach residents that may not have the ability to attend or view meetings, communication regarding grant updates and opportunities will also include press releases with the local newspapers (online and in print), announcements on local news stations, flier distribution via local businesses and community organizations, LCADD, City, County, and project partner websites. Social media, including the following Facebook pages will also be utilized: LCADD, Cumberland County News, and Cumberland River – Burkesville, KY, reaching over 6,000 followers.

3. **Expenditure of Assessment Grant Funds:** The Lake Cumberland Area Development District was awarded a Fiscal Year 2018 EPA Assessment Grant. This grant is no longer active and was considered closed by the EPA on October 16, 2020.

Applicant Eligibility Documentation

147A.050 Area development districts created.

There is hereby created and established in the Commonwealth fifteen (15) area development districts consisting of the following counties:

- (1) Purchase Area Development District which shall include the counties of Ballard, Carlisle, Hickman, Fulton, McCracken, Graves, Marshall, and Calloway;
- (2) Pennyrile Area Development District which shall include the counties of Livingston, Crittenden, Lyon, Caldwell, Hopkins, Muhlenberg, Trigg, Christian and Todd;
- (3) Green River Area Development District which shall include the counties of Union, Henderson, Webster, McLean, Daviess, Ohio and Hancock;
- (4) Barren River Area Development District which shall include the counties of Logan, Simpson, Butler, Warren, Edmonson, Hart, Barren, Allen, Metcalfe and Monroe;
- (5) Lincoln Trail Area Development District which shall include the counties of Breckinridge, Meade, Grayson, Hardin, Larue, Nelson, Washington, and Marion;
- (6) Jefferson Area Development District which shall include the counties of Bullitt, Henry, Jefferson, Oldham, Shelby, Spencer and Trimble;
- (7) Northern Kentucky Area Development District which shall include the counties of Boone, Kenton, Campbell, Carroll, Gallatin, Owen, Grant and Pendleton;
- (8) Buffalo Trace Area Development District which shall include the counties of Bracken, Mason, Robertson, Fleming and Lewis;
- (9) Gateway Area Development District which shall include the counties of Rowan, Bath, Montgomery, Menifee, and Morgan;
- (10) Fivco Area Development District which shall include the counties of Greenup, Boyd, Carter, Elliott, and Lawrence;
- (11) Big Sandy Area Development District which shall include the counties of Johnson, Magoffin, Martin, Floyd, and Pike;
- (12) Kentucky River Area Development District which shall include the counties of Wolfe, Owsley, Lee, Breathitt, Leslie, Perry, Knott, and Letcher;
- (13) Cumberland Valley Area Development District which shall include the counties of Jackson, Rockcastle, Laurel, Clay, Knox, Whitley, Bell, and Harlan;
- (14) Lake Cumberland Area Development District which shall include the counties of Taylor, Adair, Green, Casey, Russell, Pulaski, Clinton, Cumberland, Wayne, and McCreary; and
- (15) Bluegrass Area Development District which shall include the counties of Anderson, Franklin, Woodford, Mercer, Boyle, Lincoln, Garrard, Jessamine, Fayette, Scott, Harrison, Bourbon, Nicholas, Clark, Madison, Powell, and Estill.

History: Created 1972 Ky. Acts ch. 125, sec. 1.

Coalition Commitment Letters

"This institution is an equal opportunity provider and employer."

THE CITY OF BURKESVILLE
P.O. BOX 250
BURKESVILLE, KY 42717
PHONE: (270)864-5391 FAX: (270)8641795
EMAIL: cityofburkesville1846@gmail.com
WEBSITE: cityofburkesville.org

Cumberland Brownfields Project & Coalition

October 28, 2020

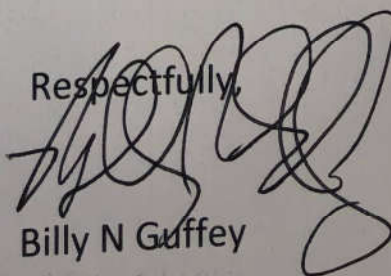
To Whom It May Concern;

This letter is to serve as official notification that the Cumberland Brownfield Project is a coalition effort between Cumberland County and The City of Burkesville.

This collaborative effort and coalition is to Re-Purpose, Clean-up, Revive and Bring New Life to many of the Older and Blighted Structures of Downtown Burkesville as well as others in Cumberland County.

As leaders of Cumberland County and The City of Burkesville, we both whole-heartedly support The Cumberland Brownfield Project and Coalition to bring new life to the many older structures of Our Community.

Respectfully,



Billy N Guffey

Mayor

City of Burkesville



MAGISTRATES:
Dist. 1 Randall Wray
Dist. 2 Edward Anderson
Dist. 3 J.V. Groce
Dist. 4 Jeffery Cyphers

Cumberland County Judge Executive

JOHN A. PHELPS, JR.

P.O. BOX 826 • BURKESVILLE, KY 42717-0826
OFFICE: 270-864-3444 • FAX: 270-864-1757 • HOME: 270-433-7953
CELL: 270-459-0241 • EMAIL: ccje@duo-county.com

FINANCE OFFICER
Eugenia G. Ferguson

COUNTY TREASURER
Stacey Thrasher

Cumberland Brownfields Project & Coalition

October 28, 2020

To Whom It May Concern;

This letter is to serve as official notification that the Cumberland Brownfield Project is a coalition effort between Cumberland County and The City of Burkesville.

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As leaders of Cumberland County and The City of Burkesville, we both whole-heartedly support The Cumberland Brownfield Project and Coalition to bring new life to the many older structures of Our Community.

Respectfully,



John A. Phelps Jr.
Judge Executive
Cumberland County



City of Burkesville, Cumberland County, Kentucky

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name:

Lake Cumberland Area Development District

* b. Employer/Taxpayer Identification Number (EIN/TIN):

61-0701749

* c. Organizational DUNS:

1551987160000

d. Address:

* Street1:

Post Office Box 1570

Street2:

2384 Lakeway Drive

* City:

Russell Springs

County/Parish:

Russell

* State:

KY: Kentucky

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

42642-1570

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Waylon

Middle Name:

* Last Name:

Wright

Suffix:

Title: Director of Community and Economic Developmen

Organizational Affiliation:

* Telephone Number:

270-866-4200

Fax Number:

270-866-2044

* Email:

waylon@lcadd.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Project Area.docx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Cumberland Brownfield Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1

* b. Program/Project

1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2021

* b. End Date:

09/30/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Waylon

Middle Name:

* Last Name:

Wright

Suffix:

* Title:

Director of Community and Economic Developmen

* Telephone Number:

270-866-4200

Fax Number:

270-866-2044

* Email:

waylon@lcadd.org

* Signature of Authorized Representative:

Waylon Wright

* Date Signed:

10/28/2020



R04-21-C-010

1. Applicant Identification: Town of Drexel
202 Church Street
Drexel, North Carolina 28619
2. Funding Requested:
 - a. Single Site Cleanup
 - b. Federal Funds Requested:
 - i. \$500,000
 - ii. The Town of Drexel is not requesting a Cost-Share Waiver
3. Location:
 - a. Town of Drexel
 - b. Burke County
 - c. State of North Carolina
4. Property Information: Former Drexel Heritage Furniture Plant
101 North Main Street
Drexel, North Carolina 28619
5. Contacts:

Project Director: Sherri Bradshaw Town Manager 202 Church Street Drexel, NC 28619 (828) 437-7421 sbradshaw@townofdrexel.net	Chief Executive/Highest Ranking Official: Danny Ritchie Mayor 202 Church Street Drexel, NC 28619 (828) 437-7421 dritchie@burke.k12.nc.us
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
6. Population:
Town of Drexel Population: 1,789 (2018 American Community Survey 5-year estimates)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	#6, Pg. 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare.	Pg. 2
The priority site(s) is in a federally designated floodplain.	Pg. 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	

8. Letter from the State or Tribal Environmental Authority: A letter from Mr. Bruce Nicholson, Brownfields Program Manager at NCDEQ is attached.



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

October 14, 2020

Sherri Bradshaw
Town Manager
Town of Drexel
P.O. Box 188
Drexel, NC 28619

Re: U.S. EPA Brownfields Cleanup Grant – Town of Drexel

Dear Ms. Bradshaw,

The North Carolina Department of Environmental Quality (DEQ) Brownfields Program acknowledges and supports the Town of Drexel's application for a U.S. EPA Brownfields Cleanup Grant. We are aware that your grant will focus on the cleanup of the Former Drexel 1 Site, an approximately 4-acre former furniture manufacturing site. This grant would be a tremendous economic development achievement and support the continued redevelopment of the Town.

We hope that the Town is successfully awarded this grant, and we will continue to support you in your Brownfields redevelopment efforts. The Brownfields Program offers technical project guidance in accordance with our program, throughout the life of your project. This is a major key to ensuring grant applicants make efficient use of the federal funds awarded. The liability protection offered by the program is also a primary marketing tool for developers and instrumental in securing financing.

The Brownfields Program can also assist with outreach efforts to your local community regarding reuse for commercial purposes and the controls to be put in place to make the property suitable. The liability protection offered by a Brownfields Agreement is a benefit to the whole community and can often facilitate additional economic development in the area surrounding a Brownfields Property.

We look forward to working with you regardless of a grant award or not. We truly believe successful Brownfields projects can rejuvenate a community.

Sincerely,

A handwritten signature in black ink, reading "Bruce Nicholson".

Bruce Nicholson
Brownfields Program Manager

cc: Cindy Nolan, U.S. EPA Region 4
Hayley Irick, DEQ



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Located in the Western Piedmont region of North Carolina, less than an hour's drive west from the Charlotte metropolitan area along Interstate 40 (I-40), lies the tiny town of Drexel. Named for Anthony Joseph Drexel, a Philadelphia financier and philanthropist who served on the board of directors for the Norfolk Southern Railroad, the town grew and flourished as a result of the furniture and textile industries that had located there. The railway depot was positioned at the center point of the downtown area, and the town limits were established in a one-half mile radius of the depot creating a round footprint for the Town that is still partially visible in the current configuration of the town limits. In the early 1900s the Drexel Heritage Furniture Plant and Drexel Knitting Mills were founded, which quickly became the driving force behind the Town's economy and established Drexel as an industrial and manufacturing community. Drexel prospered for decades, and the Drexel Heritage Furniture Plant (the primary industry) provided jobs for over 500 people at its peak of operations.

As was the case in many small textile and industry-dependent towns across the South, Drexel's manufacturers were forced to close following a shift in the global economy. Prior to closing in 2001, the Drexel Heritage Furniture Plant was the Town's last remaining industry. Now the remains of the factory stand as a blight on the landscape (it is the first view visitors see as they enter Drexel) and occupy the majority of the developable land within the Town limits. The impacts of the closure and loss of jobs are still being realized today. The majority of the dozen buildings lining the one-block long "downtown" are now vacant and deteriorating, and the former gas station property on the block now only services vehicles. The target area for this initiative is the entire Town of Drexel, due to its small population (1,789 total population as of the 2018 American Community Survey 5-year estimates) and geographic size (1.4 square miles total).

ii. Description of the Brownfield Site: The former Drexel Heritage Furniture Plant operated as a manufacturer of traditional and modern furniture from 1903 until 2001. Located at the intersection of Main Street and the Norfolk-Southern Railway and in the geographic center of Drexel, the former mill parcel of the Drexel Plant measures approximately 30 acres and is the subject property targeted for cleanup. Multiple structures once existed on the subject property, including the main plant building and several smaller outbuildings. Following the closure of the Drexel Heritage Furniture Plant in 2001, the site was leased on an intermittent basis for almost a decade. The property was sold in 2008, and the wooded acreage was subsequently deforested. Beginning in 2013, the on-site buildings were demolished and salvaged for anything of value. Today, all that remains of the plant are two small one-story buildings, a former dust collection silo, large piles of building demolition debris, and structural foundations that are visible in places beneath the rubble. A Phase II Environmental Site Assessment (ESA) and an Asbestos Containing Materials (ACM) survey have confirmed the presence of a significant amount of ACM comingled within the demolition debris. Additionally, a small area of surface soil was identified with polycyclic aromatic hydrocarbons (PAHs) and heavy metals impacts.

The site is a major blight on the community's landscape, a significant health hazard, and an impediment to the economic redevelopment efforts of the Town. Nearby residents have had to face a host of concerns stemming from the subject property, including vagrants living in the old silo, thieves hiding stolen property in one of the remaining empty buildings, and, most frighteningly, authorities finding a missing man dead in the underbrush. Despite the Town's efforts to secure the property, it has become a magnet for trespassers including adolescents who constructed an impromptu skate park on one of the remaining building foundations.

Five single-family homes are located immediately across Drexel's narrow, two-lane Main

Street from the subject property, a stone's throw away from the former factory site. Three single-family homes and a Baptist church share a common property boundary with the subject property along the northern portion of the site. An unnamed tributary to Howard Creek, which drains into the Catawba River, and its associated wetlands flow across the western portion of the property, a small area of which is in the 100-year floodplain.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: For years, the Town has been diligently working to address the blight of the former Drexel Heritage Furniture Plant site. Zoned for manufacturing, the Town and our community stakeholders considered other possibilities for the reuse of the large Drexel Furniture site, including residential development or the creation of recreational spaces. However, the Town is already largely residential with many areas for recreation, and the subject property is one of the few with the appropriate infrastructure and zoning to accommodate a variety of commercial and light industrial uses. In order to spur economic growth, the Town and Burke County are encouraging the re-establishment of its former industrial base through the steps outlined in *Blueprint Burke, A Strategic Land Use Plan 2016-2030*. Thus, a consensus was reached that the best and highest reuse for the site would be a new industrial park to bring much-needed jobs to the Town. Located immediately adjacent to the railway and within the I-40 corridor, the site is ideally suited for advanced manufacturing use that can take advantage of the existing transportation infrastructure for the shipping/receiving of goods and products. Conceptual site plans show the site can accommodate 1-3 advanced manufacturing buildings with a total estimated 105,000-ft² of space, each with rail service, once the cleanup is completed. The Economic Development Partnership of North Carolina estimates three new companies, each with the potential for private investment of \$500M and the creation of 200 jobs, can be located here.

Through a lengthy series of events, the previous property owner agreed to donate the subject property to the Town in lieu of payment on back taxes. Thus, the Town acquired the property, but also inherited significant costs to clear the building site and repair damaged infrastructure. By partnering with multiple agencies, organizations, and private individuals, the Town is taking steps toward achieving its goals for redeveloping the site.

Environmental assessments were completed at the subject property as part of Burke County's 2017 EPA Brownfields Assessment Grant. The former Drexel Plant is a priority site for the entire county due to the anticipated economic value its redevelopment will bring. The Town has entered into a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP) of the North Carolina Department of Environmental Quality (NCDEQ) to ensure that Drexel receives the necessary liability protections and that cleanup of the site meets both state and federal standards. To increase the marketability of the property once it is ready for reuse, Electricities, a not-for-profit organization of municipally-owned electric utilities that advocates for public power communities at both the state and federal level, is in the process of certifying the site through their Smart Sites Program. The Smart Sites Program was established in 2014 to help member communities, including the Town of Drexel, prepare shovel-ready sites for economic development/redevelopment. Prospective sites must meet specific requirements and undergo an extensive review process by site selection experts to qualify for the Smart Sites Program. Once the former Drexel Heritage Furniture Plant site is sufficiently remediated, the subject property will be one step closer to receiving this difficult-to-achieve designation. A Smart Sites designation is highly attractive to potential developers based on the level of due diligence required for a property to be accepted into the program.

ii. Outcomes and Benefits of Reuse Strategy: Upon completion of the required environmental cleanup, the expected private investment associated with this project is \$25 million, at a minimum,

and an estimated 150 jobs are expected to be created.¹ Further, the subject property is large enough to accommodate three marketable, build-ready, energy-efficient, industrial sites, totaling 105,000-ft², with rail service and dual-phase power. These sites are expected to draw up to \$500M in private investment and provide up to 200 jobs each based on estimates from similar developments (provided by the Economic Development Partnership of North Carolina.) With suitable access to electric transmission lines, the sites can also accommodate a solar farm or rooftop solar panels on the industrial buildings, as the Town's publicly-owned utility continues to look to expand its renewable energy generation capacity. While not located within the confines of a federally designated Opportunity Zone, redevelopment of the site will directly benefit the citizens and businesses located in the nearby Opportunity Zones located in the more populated areas of Lenoir and Morganton. Since a redevelopment effort of this magnitude will require contractors, materials, and laborers, many of which are not found in a small town the size of Drexel, the site development, construction, and employment will draw on resources from these communities and spur economic growth in these opportunity zones.

In its current state (empty, vacant, and covered in asbestos-laden building debris), the former Drexel Heritage Furniture Plant property is only assessed at approximately \$187,000 and generates no tax revenue (Town-owned). In 2001, before the plant stopped operations, the subject property was assessed at \$9,867,500, resulting in revenues of \$58,218 for Burke County and \$37,497 for the Town of Drexel (more than 10% of current revenues). The projected reuse of the site is expected to increase the assessed values to similar levels, return the parcels to private ownership, and generate significant tax revenues for both the Town and county once again. Reuse of the site will boost employment opportunities for the community and increase tax and electric service revenues for the Town. Most importantly, however, the reuse of the subject property will spur additional economic growth within the Town and for the target community.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: As a local government, the Town is eligible to pursue numerous sources of state and federal funding. Multiple resources will be leveraged to complete the cleanup at the former Drexel Heritage Furniture Plant and prepare the site for redevelopment. A \$500,000 Community Development Block Grant (CDBG) was awarded to the Town of Drexel in April 2018 for the removal of structural foundations and to assist with the proper removal and disposal of contaminated debris at the subject property. The Town contributed \$137,000 as a required match for the CDBG grant, and a private citizen donated \$30,000 towards site revitalization efforts.

In order to properly address the massive scale of the environmental impacts present on the site, additional funding from the EPA Brownfields Cleanup grant is needed to conduct the required remediation. For site redevelopment, the Town has secured grants from the Appalachian Regional Commission (ARC) and the North Carolina Department of Commerce (NCDOC) to rehab and extend water and sewer lines to serve the proposed locations of the new buildings on the site. The Town recently applied for \$500,000 in funding from the GoldenLEAF Foundation to assist with preparing the for redevelopment, once the cleanup is completed. Both the Town and Burke County are pursuing additional funding for marketing the property and are evaluating potential NCDOC and Economic Development Administration (EDA) grants and loans for pad-ready and/or spec building construction. In 2019, the Town partnered with ElectriCities to certify the site as an official Smart Site. This Smart Site designation guarantees that a site has met stringent requirements and has municipal electric service, water and sewer access within 500 feet, and is located within five miles of an Interstate or Interstate-quality highway. With this designation,

¹ Building Reuse Loan Project Narrative, CDBG-ED Project Description 2018.

ElectriCities will help the Town market and advertise the site world-wide to attract companies to locate at the site upon completion of the environmental cleanup.

ii. Use of Existing Infrastructure: As a former industrial site, the subject property is already served with municipal water, natural gas, fiber, and electric service with sufficient capacity to serve the proposed reuse. The Town will work with Norfolk Southern to acquire the funding necessary for the installation of three rail spurs to connect the active rail line on the southern border of the property to the planned new building sites. Existing road access is available for the site with connections via Main Street to US Highway 70 (less than 1 mile) and I-40 (less than 2 miles). The Town will partner with the North Carolina Department of Transportation (NCDOT) for work associated with the proposed road realignment through the site. Finally, the Town received a \$300,000 ARC grant to rehabilitate a damaged sewer line servicing the property (most likely damaged during the salvage and demolition activities) and a \$647,000 grant from NCDOT to build water and sewer lines to the proposed locations of the three new buildings on the site. All other existing infrastructure is present and will be reused.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: The Town of Drexel is a small, poor, rural community that has struggled since the 2001 closure of the last remaining major manufacturing employer in the Town. The community needs another economic driver that will boost the economy and provide much-needed jobs. Drexel is burdened with low per capita income (\$21,864 in Drexel compared to \$30,737 in North Carolina) and median household income (\$37,500 in Drexel compared to \$53,855), and high poverty rates (34.7% of families with small children in Drexel compared to 15.3% North Carolina). With a small geography (1.4 square miles) and low median home values (\$111,900 in Drexel compared to \$180,600 in North Carolina), our tax revenue base is small (2019-2020 budget \$328,000), particularly with the loss of the Drexel Heritage Furniture Plant taxes. While the Town is leveraging multiple sources (as described above) to assist with revitalization of the former Drexel Heritage Furniture Plant, they are insufficient to completely fund the removal of asbestos-laden debris and contaminated soils on the site. Funds from this EPA Cleanup Grant will help fill the gap and allow the subject property to be remediated and prepared for reuse.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: The welfare of our sensitive, low-income population continues to be directly impacted by the plant closures. Occupying a large percentage of the available land for commercial or industrial redevelopment within the Town limits, the former Drexel Heritage Furniture Plant and its environmental issues continue to inhibit economic growth and investment in Town. Site cleanup is needed to bring living-wage jobs back to Drexel.

The site also seems to attract vagrants and trespassers, and its vacant, unsecured state enables illicit activities. Residents sharing a property boundary with the former plant have repeatedly expressed concerns regarding their personal safety due to ongoing illegal activities taking place at the site, and those concerns were further exacerbated by the discovery of the deceased, missing man on the site.

Drexel has a growing sensitive population of elderly citizens (21.2% in Drexel compared to 16.3% in North Carolina), who are particularly susceptible to environmental hazards and reside within close proximity to the site. Youth who routinely trespass on the property to skateboard at their make-shift skate park are also especially vulnerable to exposure to the contaminants present at the site. These sensitive, impoverished populations are at a higher risk of exposure to the ACM within the debris and contaminated site soils. Cleanup and redevelopment of the former Drexel Heritage Furniture Plant site will mitigate those exposures, attract the capital investment to

redevelop the site, and create jobs and economic growth in Town, thereby improving the health and welfare of our sensitive populations.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: A 2013 (most recent data available) Community Health Needs Assessment & Implementation Strategy for Burke County (data is unavailable at the town level), authored by Blue Ridge Healthcare, found that the county ranked 76th out of 100 counties in North Carolina for overall health. Cancer is cited as one of the top three health concerns. Additional data from the North Carolina State Center for Health Statistics (NCSCSHS) reveal an increased rate of lung cancer in Burke County when compared to the state as a whole (70.6% in Burke County vs. 66.0% in North Carolina). The data also indicates elevated asthma rates (104.9 in Burke County) compared to surrounding counties (McDowell County 78.5 and Caldwell County 86.2). Left unabated, exposed asbestos at the former Drexel Heritage Furniture Plant site may increase the risks of lung cancer, and wind-blown dust from contaminated debris and site soils may exacerbate asthma conditions and expose residents of the target area or trespassers. Burke County also experiences a higher rate of birth defects. The NCSCSHS 2015 (latest available) data reveal a birth defect rate of 455.04 per 10,000 live births in Burke County compared to 327.33 in North Carolina. Evidence suggests that exposure to PAHs, such as those found in soils at the Drexel Heritage Furniture Plant, may lead to birth defects.² Health conditions for the nearby population will be improved by the removal of the exposed ACM contaminated debris present across the site and by the removal of PAHs and heavy metal contaminated site soils.

(3) Disproportionately Impacted Populations: Poverty continues to be a priority concern for residents of the Town of Drexel and Burke County. A 2016 Community Health Needs Assessment (HNA) of Burke County ranked poverty as the third overall community health concern following mental health (1st) and substance use/misuse (2nd). The HNA, a collaborative project partnership between the Burke County Health Department, the Carolinas HealthCare System Blue Ridge, and organizations that make up the Burke Wellness Initiative, further noted that between 2010 and 2014, the total percent of Burke County residents living in poverty had increased by 13.6%. When compared to the state in 2010, Burke County had a higher percentage of the population living below the poverty threshold level in all age groups. The 2014 comparisons revealed that the percentage of young children living in poverty in Burke County (greater than 40%) was significantly higher than the rate for North Carolina (the overall rate had also risen significantly since 2010 data). This is reflected in current Town of Drexel census data, which shows residents continue to be economically impoverished and more than 1/3 of families with children currently live below the poverty threshold (2019 ACS 5-year estimates). The cleanup and subsequent redevelopment of the site into an industrial park will generate much-needed, living-wage jobs for residents of target area and, therefore, help reduce poverty levels in Drexel.

As a typical mill town, the former Drexel Heritage Furniture Plant was located in the geographic center – and the heart – of the Town. The mill village grew up around it during a time, when most walked to work. Almost every resident lives within one mile of the former plant, and many residents share a property line or live within just a couple of blocks of the site. While necessary at the time, this proximity has led to a disproportionate burden to now be borne by the disadvantaged population in Town. Once a source of pride in the community, the former plant is now a blight and a threat to the community. The operations at the former Drexel Heritage Furniture Plant, the former Drexel Knitting Mill, the railroad cutting through Town, and other historical industrial sites have left a legacy of environmental concerns that continue to challenge residents.

Cleanup of the former Drexel Heritage Furniture Plant and the subsequent redevelopment of

² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4668225/>

the property into viable industries will alleviate this burden by mitigating the potential exposure threats to the local residents' health and safety and providing the jobs needed to improve their economic outlook.

b. Community Engagement

i. Project Partners and ii. Project Partner Roles: Several key community groups are partnering with the Town of Drexel to support this project and the redevelopment of the site, including:

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Drexel First Church of God	Pastor Jake Eldridge 828-437-1456	Assist with community participation, advertise public meetings, and share information with the public.
Drexel First Baptist	Pastor Michael Duncan 828-437-3351	Host public meetings and assist with sharing information with the community (church bulletins).
Drexel Garden Club	Ms. Diane Turner 828-584-0126	Communicate and encourage participation by community members, provide input on cleanup options, and participate in visioning sessions.
ElectriCities, Inc.	Mr. Carl Rees 919-760-6315	Smart Sites liaison. Promote redevelopment of the site, provide marketing assessments, and connect with potential developers.

iii. Incorporating Community Input: The Town of Drexel is a small, tight-knit community. Our past successful community outreach and public involvement activities have mostly taken place at Town Council meetings, which are well attended, targeted community stakeholder meetings, and through word-of-mouth communication among residents. When the Town began site acquisition efforts, we engaged our community stakeholders early on to determine the best potential future use of the site. While residential and recreational uses were considered, the need for jobs and economic growth ultimately led to the focus on repurposing the site for commercial and industrial reuse. For this cleanup project, we will continue engage our community stakeholders, and community briefings will take place at monthly Town Hall meetings in addition to a series of specific outreach events that will take place at key milestones in the cleanup project. These milestone outreach events will include a project kick-off to explain the site cleanup activities and what the community can expect (increased traffic, timing, noise, and precautions that will be taken to protect the community), a meeting prior to commencement of site work (to alert the community before work starts and to present another opportunity for the community to provide input and ask questions), and a meeting after site work is completed (to review the results and accomplishments). Input will be welcomed during these meetings and questions from the public will be answered. The project team will carefully consider and respond to any community concerns. In support of these community meetings, a marketing strategy will be deployed, including providing written notices for publication in the local newspaper, briefings in church bulletins (particularly Drexel Memorial Baptist Church, which shares a property boundary with the site), and electronic updates to the Town's and Burke County's social media. This combination of outreach methods will effectively reach all facets of the affected target community. In light of the COVID-19 pandemic, community meetings will be held both virtually and in limited capacity, in-person meetings, where appropriate social distancing guidelines will be employed to ensure the safety of all citizens, town staff, and contractors.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan:

The ACM comingled with demolition debris and site soils with PAHs and heavy metals are the media and contaminants of concern (COC) for this project. The site assessment identified localized, limited soil contamination along the length of the former manufacturing area footprint,

totaling an estimated 200 cubic yards (CYD). Additionally, an estimated 17,343 CYD of ACM contaminated building debris and 616 CYD of “other” debris and residual coal piles are scattered across 3.5 to 4.5 acres of the site. Due to the nature of the contaminants and the hazards they present in their current exposed state, ACM abatement and remediation of site soils are needed to ensure the site can be safely reused.

The Town is seeking funding from the EPA to combine with the CDBG funding already secured to excavate and properly dispose of the limited soil contamination identified and to remediate the approximately 18,000 CYD of comingled ACM debris. The Town has enrolled the site into the NCBP and negotiated a BFA with the NCDEQ that reflects the recommendations of the Analysis of Brownfield Cleanup Alternatives (ABCA). The ABCA recommends excavating and properly disposing of the 200 CYD of contaminated soils in a Subtitle D Landfill. The Town and consultant worked with the Solid Waste Division (Division) of NCDEQ over the last six months to develop and agree to the recommended option in the ABCA – consolidating the approximately 13,500 to 14,000 CYD of ACM debris in two separate “basement” areas within the former footprints of the buildings, where the material can then be safely covered by an engineered cap. Approximately 4,000 CYD is proposed to be removed from the site and disposed of in an appropriate landfill facility. During the consolidation process, all material that can be effectively recovered/salvaged for reuse (e.g. sections of concrete or brick that are free of ACM) will be segregated for subsequent recycling. The proposed capped consolidation areas will be recorded on the BFA plat with the appropriate institutional and engineering controls put into place. The Town will work with the Division and NCBP through the BFA to ensure that all cleanup activities meet NCDEQ requirements, including State Solid Waste Regulations in NCGS 130A-301.3.

b. Description of Tasks /Activities and Outputs

<i>Task 1 – Project Management:</i>
i. The Town’s Project Manager will be responsible for the overall execution and management of the project. She will track the project tasks, schedule, and budget; oversee the work of the Qualified Environmental Professional (QEP) and remediation subcontractors; and report on project activities and accomplishments to the stakeholders. The QEP will provide support with the reporting activities and will develop a Final Cleanup Report to document all project activities completed. The Town will competitively procure a QEP prior to the planned October 1 st start date so that the project can begin immediately upon award, and then work with the QEP to competitively procure and oversee the remediation subcontractors.
ii. Schedule: October 1, 2021, to September 30, 2024
iii. Lead: Town of Drexel Project Manager
iv. Outputs: 12 Quarterly Reports, 3 Disadvantaged Business Enterprise (DBE) reports, 3 Federal Financial Reports (FFRs), 1 Final Cleanup Report
<i>Task 2 – Community Outreach:</i>
i. The Town’s Project Manager will lead the Community Outreach activities. The Town will plan and conduct a series of community meetings at key milestones throughout the project as described above. Additionally, the Town will establish an information repository at Town Hall and will communicate project information through Town Council meetings, local newspapers, church bulletins, social networking platforms, and other electronic means. A Community Involvement Plan will be prepared in the 1 st Quarter of the project to guide outreach efforts that will continue at planned intervals (section 2.b.ii).
ii. Schedule: October 1, 2021, to September 30, 2022 with key public meetings in January 2022 (kickoff), July 2022 (prior to cleanup start), and September 2023 (after cleanup)
iii. Lead: Town of Drexel Project Manager
iv. Outputs: Signs, posters, fliers, 4 Public Meetings, 4 Articles or Outreach Collateral
<i>Task 3 – Cleanup Planning</i>

i. Cleanup planning efforts will be led by the QEP consultant. Activities will include finalizing the ABCA document after a 30-day public review and comment period, responding to and incorporating any public comments, submitting any revisions to EPA and NCDEQ for approval, preparing the Quality Assurance Project Plan (QAPP) for confirmation soil sampling, negotiating and receiving any additional necessary regulatory approvals, and preparing bid documents for the solicitation of cleanup contractors.
ii. Schedule: January 1, 2022 to March 31, 2022
iii. Lead: QEP
iv. Outputs: 1 Final ABCA, 1 QAPP, 1 Health and Safety Plan (HASP), 1 Set of Bid Documents, 1 set of cleanup plans/permits
Task 4 – Site Cleanup
i. The Town will use the majority of the grant funds for the actual site cleanup activities. The Town will competitively procure a remediation subcontractor, who the Project Manager will oversee with the assistance of the QEP. Subcontractor will implement the cleanup plan. The QEP will work with NCDEQ to certify the cleanup is complete under the NC BFA. Funds for cleanup activities will be matched with \$100,000 in funding from the CDBG grant as the cost share in order to complete all of the recommended remediation activities.
ii. Schedule: Subcontractor Procurement May 1, 2022, Cleanup Activities beginning July 1, 2022, Certificate of Completion September 30, 2023
iii. Lead: Town of Drexel Project Manager and QEP
iv. Outputs: CYD of material removed, 1 Certificate of Completion

c. Cost Estimates

Task 1-Project Management: The Town is asking for \$31,100 from the EPA to complete this task.

Travel: \$5,000 for Town of Drexel staff members to attend relevant training or conferences

Trip=flight(\$500)+hotel(3 nights x \$150=\$450)+meals(3 days x \$100 =\$300)=\$1,250
2 Trips(2x\$1,250=\$2,500) x 2 staff = \$5,000

Contractual: \$26,100 for the following:

- 36 project team meetings (36x\$250=\$9,000);
- 12 Quarterly Reports (12x\$450=\$5,400);
- 3 annual reports (3x\$900=\$2,700);
- 1 final summary report (\$6,000); and
- Quarterly ACRES updates (12x\$250=\$3,000).

In-kind Personnel: The Town will provide an estimated average of 16 hours per quarter for the Project Manager to provide oversight (16 hrs x 12 quarters x \$50/hr = \$9,600).

Task 2-Community Outreach: The Town is asking for \$10,000 from the EPA to complete this task.

Supplies: \$1,000 to print posters, site signage, mailings, and graphics for outreach materials.

Contractual: \$9,000 for the QEP to support outreach activities. Costs associated with community involvement activities planned for the project include:

- Community Involvement Plan – development of a community participation plan that will best meet the needs of the Town of Drexel (\$2,500);
- Public Meetings – meetings will occur at the beginning of the project, at significant milestones, and at project closeout (4 x \$1,000 each = \$4,000); and
- Media outreach including development/maintenance of a social media platform; preparation, printing, and distribution of outreach materials and articles (\$3,500).

In-kind Personnel: The Town will provide an estimated 150 hours of Project Manager support for community outreach (150 hrs x \$50/hr = \$7,500). In addition, the Town will track the volunteer hours of community members and stakeholders supporting the outreach and redevelopment planning activities with the goal of achieving at least 700 in-kind volunteer

hours (700hrs x \$25/hr = \$17,500).

Task 3-Cleanup Planning: The Town is asking for \$103,500 from the EPA to complete this task.

Contractual: \$103,500 for the consultant to complete:

- Finalization of ABCA document, including incorporation of comments from public notice and regulatory review (20hrs x \$125/hr=\$2,500).
- Preparation of a Confirmation Sampling/Air Monitoring QAPP (40hrs x \$125/hr=\$5,000);
- Preparation of a NESHAP and OSHA specific HASP (20hrs x \$125/hr=\$2,500);
- Development of bid documents (Request for Proposal) for site cleanup activities, evaluation of bids, calling references, coordination of a pre-bid onsite meeting, and selection of subcontractors (100hrs x \$125/hr = \$12,500); and
- Preparation of cleanup plans/permits based on quoted figures and NCDEQ requirements including: pre/post cap surveying (78hrs x \$125/hr=\$9,750); required NCDEQ consolidation plan (160hrs x \$150/hr=\$24,000); engineered cap design, engineering drawings, erosion control plan, and as-builts (315hrs x \$150/hr=\$47,250); Total = \$81,000.

In-kind Personnel: The Town will provide an estimated 60 hours of Project Manager support for cleanup planning (60 hrs x \$50/hr = \$3,000).

Task 4-Site Cleanup: The Town is asking for \$355,400 from EPA to aid in completing this task.

Contractual: \$455,400 for the consultant and contractor to complete:

- Excavation, transportation and disposal of 200 CYD of contaminated soil: 200 CYD x \$60/CYD (\$12,000);
- Excavation, transportation and off-site disposal of approximately 4,000 CYD of ACM debris: 4,000 CYD x \$102/CYD (\$440,000)
- Consolidation of approximately 13,343 CYD of ACM debris to the on-site disposal locations: 20 Days x \$9,000/day (\$180,000); and
- Implementation and installation of 7,000 tons of clay cap: 7,000 Tons x \$21.64/ton (\$151,500).
- Total Cost: \$783,500 (*\$355,400 in EPA share; \$100,000 in CDBG cost share match; and \$328,100 in CDBG leveraged funds.*)

In-kind Personnel: The Town will provide an estimated 40 hours of Project Manager support for cleanup activities (40 hours x \$50 = \$2,000).

In summary, the total cost of EPA-funded project activities is estimated to be \$500,000. Project tasks are scheduled to be completed well within the three-year timeframe of this grant.

Budget Categories	Task 1 PM	Task 2 Comm. Outreach	Task 3 Cleanup Planning	Task 4 Site Cleanup	Total :
Travel	\$5,000				\$5,000
Supplies		\$1,000			\$1,000
Contractual	\$26,100	\$9,000	\$103,500	\$455,400	\$594,000
EPA Share	\$31,100	\$10,000	\$103,500	\$355,400	\$500,000
Cost Share				\$100,000	\$100,000
Total	\$31,100	\$10,000	\$103,500	\$455,400	\$600,000

All cost estimates are based upon costs incurred on Burke County's EPA Brownfields Assessment Project and information provided by Burke County's QEP from similar brownfield cleanup projects in consultation with qualified asbestos remediation contractors.

d. Measuring Environmental Results:

The Town's project team will meet monthly to track the project's progress in fulfilling the scope of work, goals, and objectives. Each Quarterly Report submitted to the EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified, as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project

accomplishments. Additionally, site-specific information will be routinely entered and tracked in the online ACRES database. The outputs to be tracked are listed in the tables above; and, the outcomes to be tracked include community participation, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and ii. Key Staff: The Town of Drexel has the requisite capacity to administer the EPA grant funds based on a combination of previous experience in federal and state grant management and partnerships with organizations who have experience in implementation of EPA Brownfield grants. Ms. Sherri Bradshaw, Town Manager, Finance Director, and brownfields project manager for the Town of Drexel, holds a bachelor's degree in Business Administration from Elon College and a Masters of Public Administration from Appalachian State University. She has been the Town Manager for the Town of Drexel for the past seven years, where she has provided leadership and financial oversight for all Town grants. She will be supported by Ms. Erin Schotte with the Western Piedmont Council of Governments (COG). Ms. Schotte, has over four years of project and grant management experience with local governments, including land use planning, grant writing, and federal funding administration. She currently manages reporting and federal compliance documentation for the Town of Drexel's existing CDBG grant. The COG staff will work closely with the Town to ensure compliance with all EPA funding requirements. Ms. Sherry Dula, Town Clerk will also assist with administrative duties throughout the grant period. Should the need arise, the Town will also seek additional support from Burke County, who has just completed an EPA Brownfield Assessment Grant.

iii. Acquiring Additional Resources: Following Town procurement procedures in compliance with state and federal requirements (2 CFR 200 and EPA's rule at 2 CFR 1500), the Town will procure an experienced brownfields consultant (QEP) to provide the technical services for the project management, cleanup planning, and cleanup oversight. Once the bid requirements (technical scope) are developed by the QEP, the Town will then competitively procure a contractor to complete the site cleanup activities.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.

(1) Purpose and Accomplishments: While Town has not been the recipient of an EPA Brownfield Grant, it has received funds from other organizations as noted.

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Year Awarded	Grant Accomplishments
CDBG-ED	NC Dept of Commerce	\$500,000	\$490,000	2018	Funds have been awarded for ACM debris removal and demolition of structures and foundation. Ongoing w/NEPA review and period reporting completed.
Town Infrastructure Field Assessment	NCDEQ	\$150,000	\$0	2016	3,254 water, 2,434, wastewater, and 5,511 were surveyed and identified along with 74 system drawings digitized, georeferenced and uploaded into GIS.
Downtown Park	NC PARTF	\$141,855	\$0	2010	Drexel Downtown Park – completed. An old parking lot was transformed into a beautiful park used mostly for special events. The area has an arbor, picnic tables and a small amphitheater and sits in the center of town.

(2) Compliance with Grant Requirements: The Town met all of the requirements and conditions of the grant funding described above, including constant and open communication with the granting agencies project managers, completing the projects according to the work plans and schedules, achieving and reporting the expected results, and submitting all required reports in a timely manner.

Drexel Heritage Furniture Plant
FY21 EPA Brownfield Cleanup Grant
Threshold Criteria

1. Applicant Eligibility:

The Town of Drexel (Town) is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Previously Awarded Cleanup Grants:

The Town of Drexel has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership:

The Former Drexel 1 site was donated and deeded to the Town by Drexel Property, LLC on May 5, 2017. The Town of Drexel is shown by the Burke County Tax Assessor as the owner to the site.

4. Basic Site Information:

- a. Former Drexel Heritage Furniture Plant I
- b. 101 North Main Street, Drexel, North Carolina 28619
- c. The site is currently owned by the Town of Drexel

5. Status and History of Contamination at the Site:

- a. The Site is contaminated by hazardous substances. Asbestos containing materials (ACM) have been identified in demolition debris piles across the site along with soils contaminated with SVOCs, hindering further redevelopment plans.
- b. The site formerly contained the first plant for the Drexel Furniture Company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century, before ultimately closing and ceasing operations in the early 2000s. The former mill structure at the subject property was demolished in 2013, leaving building demolition debris in place. The foundation of the former main area of operations is mostly visible beneath the demolition debris. Currently, three (3) structures remain on the subject property: a small two-story building of unknown use (< 500 ft²) on the eastern property boundary with North Main Street, a small supply building (< 500 ft²) in the northwestern portion of the former main area of operations, to the east of Butler Hill Road, and a former dust collection silo. The site is currently vacant.
- c. The site has documented asbestos containing materials (ACM) with greater than one-percent asbestos that is comingled within the demolition debris atop the former main mill foundation. This ACM requires abatement prior to continued renovations. In addition, soil contamination along the length of the former manufacturing area footprint was identified.

- d. A Phase I Environmental Site Assessment (ESA) was completed at the site in February 2016 prior to property transaction. No recognized environmental conditions were initially observed as a result of the 2016 Phase I ESA.

Subsequent to the Phase I ESA, and using funds from Burke County's Community-wide Brownfield Assessment Grant, ACM surveys were completed at the site in February 2018. As a part of the asbestos sampling, 50 samples were collected among the comingled debris and the two-story building. The report revealed the presence of asbestos above one percent in black mastic, tar and black mastic on corrugated transite roofing panels, tar/weatherproofing material on foundation walls beneath plaster, vinyl floor tile and mastic, and vinyl sheet flooring. Additionally asbestos was detected above one percent in pipe insulation and vinyl floor tile within the two-story building. At the conclusion of the February 2018 ACM Survey, it was determined that if ACM found within comingled debris could not be separated from non-ACM, then all 4.5 acres of comingled demolition material would be considered contaminated with Category I non-friable, Category II non-friable, and friable materials.

An Environmental Data Resources (EDR) Radius Map report was also obtained for the site in February 2018. The report identified the historical presence of six (6) total underground storage tanks (USTs) used to store gasoline, diesel, paint thinners, and adhesives used in the furniture-making process. As of the time of the EDR report, all tanks had been closed via removal from the ground.

In August 2018, during a site walk, the following potential contaminants of concern (COCs) were identified: asbestos, volatile organic compounds (VOCs), Semi-volatile organic compounds (SVOCs), heavy metals, total petroleum hydrocarbons (TPHs), gasoline range organics (GROs), diesel range organics (DROs), polychlorinated biphenyls (PCBs), paint thinners/naphthas, pesticides, herbicides, and aldehydes.

A December 2018 Phase II ESA at the site confirmed the presence of the following COCs: SVOCs were detected above regulatory criteria in two (2) soil sampling locations, total analyte list (TAL) metals were detected above regulatory criteria in ten (10) soil sampling locations, and TAL-Metals were detected above North Carolina 2L groundwater standards in one groundwater sampling location. The findings of the December 2018 Phase II ESA indicated that site soils and groundwater have not been impacted to a degree that prevents the site's reuse as a light industrial/commercial development; however, the widespread presence of comingled ACM in debris piles across the site hinders further redevelopment plans.

6. Brownfields Site Definition:

- a. The Site is not listed or proposed for listing on the National Priorities List.
- b. The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- c. The Site is not subject to the jurisdiction, custody, or control of the U.S. Government.

7. Environmental Assessment Required for Cleanup Grant Applications:

Phase I and II ESAs were completed at the site between February 2016 and December 2018. While not a defined REC in the Phase I, they also reported observing suspect asbestos containing material (ACM) comingled with demolition debris across the site. Based on this information, an ACM survey was conducted by Burke County's Brownfield Program. Additionally, a soil and groundwater investigation was completed in a Phase II ESA completed in December 2018.

8. Enforcement or Other Actions:

The Town is not aware of any ongoing or anticipated environmental enforcement or other actions related to the subject site. The Town is not aware of any inquiries or orders from federal, state, or local government entities on the subject property.

9. Sites Requiring a Property-Specific Determination:

The Former Drexel I Site does not require a property-specific determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability:

EPA followed the Region 4 Brownfield Grant Site Eligibility Determination Outline and approved the site eligibility on December 15, 2011. A copy of the approval is attached.

(a) Property Ownership Eligibility – Hazardous Substances Sites

iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA §107
Liability

(1) Bona Fide Prospective Purchaser Liability Protection

The Town is NOT potentially liable for contamination at the site under CERCLA §107. The Town acquired the site on May 5, 2017, after performing an AAI compliant Phase I ESA in February 2016. The Town meets the definition of a Bona Fide Prospective Purchaser for the Site. The Town did not own or operate the facility at the time of disposal of a hazardous substance, has never arranged for the treatment or disposal of hazardous substances at the site, nor has accepted hazardous substances for transport for disposal or treatment at the site. The Town has limited the potential for exposure by securing the site via padlock and fencing, and only allowing access to potentially hazardous areas to qualified professionals.

a. Information on the Property Acquisition

i) The Town was deeded the site as a donation from Drexel Property, LLC.

ii) May 5, 2017

iii) The Town holds fee simple title to the property subsequent to the donation. No other entities own the property.

iv) The Site was acquired from Drexel Property, LLC.

v) There are no known additional familial or corporate relationships or affiliations with the previous owners, Drexel Property, LLC.

b. Pre-Purchase Inquiry

i) An AAI compliant (ASTM 1527-13) Phase I ESA, an ACM survey, and a Phase II ESA were completed for the Town.

These assessments were completed between February 2016 and December 2018: Phase I ESA – February 2016; ACM Survey – February 2018; Phase II ESA – December 2018.

ii) The AAI compliant (ASTM 1527-13) Phase I ESA was completed by West Consultants, PLLC for use by the Town prior to property ownership transfer. West staff were fully qualified to complete the Phase I ESA and met the definition of the Environmental Professional (E.P.) as defined by the standard.

iii) The Phase I was completed in February 2016 and the Site acquisition occurred on May 5, 2017.

c. Timing and/or Contribution Toward Hazardous Substances Disposal

The site formerly contained the first plant for the Drexel Furniture Company, Drexel 1. Drexel Furniture continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 site continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century. During this time, the furniture company operated the site and maintained the ACMs identified to exist. The Town is not responsible for the current state of the site and the use of ACMs. The Town also affirms that at no time have we arranged for the disposal of hazardous substances on the site or transported hazardous substances to the site.

d. Post-Acquisition Uses

Subsequent to property acquisition from Drexel Property, LLC, the site has remained vacant. The Town has secured the site via padlock with fencing, only allowing qualified personnel to enter the site, limiting potential exposure to contaminants by unauthorized personnel.

e. Continuing Obligations

i) No on-going releases of hazardous substances were discovered on the site and the Town took every reasonable step to stop any known releases.

ii) The Town took all reasonable steps to prevent any future releases by securing the site via padlock with fencing, only allowing qualified personnel to enter the site

iii) In order to prevent and/or limit exposure to remaining ACMs, the Town has taken measures to secure the site via padlock with fencing, only allowing qualified personnel to enter the site. The public in general and site users do not have access to the hazardous debris piles on the site.

The Town confirms and affirms its commitment to:

- i) Comply with all land-use restrictions and not impede the effectiveness or integrity of any institutional controls.
- ii) Assist and cooperate with those performing the cleanup and provide access to the property.
- iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.
- iv) Provide all legally required notices.

11. Cleanup Authority and Oversight Structure

- a. The Town is in the process of negotiating a Brownfield Agreement (BFA) with the North Carolina Brownfield Program (NCBP). Additionally, the Town is working with the Solid Waste Division of NCDEQ on approving a waste consolidation plan in accordance with North Carolina Statute NCGS 130A-301.3. The BFA, NCBP, and the Solid Waste Division will have authority and oversight of the cleanup activities. During site cleanup activities, the Town will comply with all applicable federal and state laws and ensure that the cleanup is protective of human health and the environment. The Town wishes to continue with the redevelopment of the site into mixed commercial and/or light industrial redevelopment. In order to proceed with their plans, identified ACMs need to be abated and/or mitigated at the site. Asbestos abatement in the state of North Carolina is regulated and overseen by the Asbestos Hazard Management Program of the Health Hazards Control Unit of the Department of Health and Human Services (DHHS). They are governed by NCGS 130A-444 through 452 – Asbestos Hazard Management Program (AHMP). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

The Town will seek the technical expertise of a brownfield/environmental consultant to manage, oversee, and complete the cleanup activities at the site property. The Town will select the qualified consultant with brownfields experience through a competitive process in accordance with the competitive procurement provisions of 2 CFR 200, EPA's rule at 2 CFR 1500, and our own procurement requirements.

- b. It is unlikely that impact has occurred on adjacent properties. However, if off-property access is necessary for any of the proposed removal activities, the Town's personnel know and have a good working relationship with the adjacent property owners. Additionally, during cleanup activities, the Town will monitor the property boundaries in order to ensure to off-site migration of ACMs.

12. Community Notification

- a. Draft Analysis of Brownfield Cleanup Alternatives
A copy of the Draft ABCA – Revision 01 is attached. Cleanup alternatives and a recommended solution were presented in the public meeting held on October 6, 2020.

b. Community Notification Ad

The Town placed a Legal Notice in the *Morganton News Herald* on October 2, 2020 to provide the community with notice of its intent to apply for cleanup grant funding. A copy of the notice is attached.

c. Public Meeting

Two public meetings were held in Drexel to discuss the brownfield cleanup grant application and ABCA. The first meeting where the plan was discussed was held on August 4, 2020 at the Board of Alderman meeting held at the R.O. Huffman Center. The Huffman Center is a larger facility that allows for social distancing due to Covid-19 protocols established by the Town (copy of the minutes documenting the discussion is attached). The second meeting was held on October 6, 2020 at the Board of Alderman meeting to allow any additional discussion or public comment on the proposed application and/or cleanup plan (copy of the minutes are attached). Again the meeting was held at the Huffman Center to allow for social distancing per the Town's Covid-19 protocols. Mr. Brian Kvam, PG, of Cardno, Inc. presented the findings of the ABCA and was available to answer any questions regarding the ABCA or the cleanup project at the site. Other than general discussion with elected officials, no specific comments were received from the public during the public meetings or via any other communication method advertised regarding the brownfield project at the site. A copy of the sign-in sheet is attached.

d. Submission of Community Notification Documents

The following are attached (unless otherwise noted):

- Copy of the Draft ABCA – Revision 01, Cardno, Inc., October 1, 2020
- Copy of the Legal Notice in the *Morganton News Herald* from October 2, 2020
- Other than general discussion during the public meeting, no specific comments or questions needing to be addressed in writing were received during the comment period ending on October 26, 2020.
- Copies of the public meetings via the clerk's minutes (August 4 and October 6, 2020)
- A copy of the public meeting sign-in sheet

13. Statutory Cost Share

The Town is not requesting a Hardship Waiver.

DRAFT - Analysis of Brownfield Cleanup Alternatives (ABCA) – Revision 01

Former Drexel 1 – Drexel, NC

October 1, 2020




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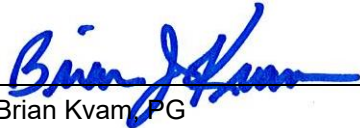
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Approved
By


Brian Kvam, PG
NC #2144
Senior Principal

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Common Abbreviations

ABCA	Analysis of Brownfield Cleanup Alternatives
ACM	Asbestos-Containing Material
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	Contaminant of Concern
EPA	The Environmental Protection Agency
ESA	Environmental Site Assessment
GIS	Geographic Information Systems
LBP	Lead-Based Paint
MCL	USEPA Maximum Contaminant Level
NC	North Carolina
NCDHHS	North Carolina Department of Health and Human Services
OSHA	The Occupational Health and Safety Administration
REC	Recognized Environmental Condition
RSL	USEPA Regional Screening Level
TSCA	The Toxic Substances Control Act of 1976
US	United States of America
USEPA	United States of America Environmental Protection Agency
UST	Underground Storage Tank

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1 Introduction and Background

Cardno, Inc. (Cardno) has prepared this Analysis of Brownfield Cleanup Alternatives (ABCA) on behalf of the Town of Drexel, Burke County, North Carolina (Burke County) and Burke Development, Inc. (BDI) for the former Drexel Heritage Furniture Plant #1 (Former Drexel 1, site/subject property). The site is an abandoned former furniture plant at 101 North Main Street in a commercial and residential area of Drexel, Burke County, North Carolina (**Figure 1**). The approximate center of the site has geographic coordinates of 35 degrees, 45 minutes, and 34.22 seconds north latitude and 81 degrees, 36 minutes, and 19.82 seconds west longitude.

Parcel data provided by the Burke County GIS website (<http://www.burkenc.org/departments/gis>) indicates that the site is made up of one parcel (Tax PIN: 2724623042) totaling approximately 62.5 acres. This ABCA focuses on the a portion of the subject property. The Town intends to subdivide an approximately 29.83-acres portion of the site to be entered into the NC Brownfield Program (NCBP) with NC Department of Environmental Quality (NCDEQ). A copy of the preliminary subdivision plat is included in **Appendix A**. The former furniture plant is shown in its current condition as **Figure 2**. **Figure 3** displays an aerial photograph of the site during operations.

Largely due to the historical presence of Drexel Knitting Mills and Drexel Furniture Factory, the Town of Drexel was incorporated in 1913 as an industrial community. Historically, the town also served as a railroad depot for Norfolk Southern Railroad.

Established in 1903, the Drexel Furniture Company was a leading furniture manufacturer in North Carolina for nearly 60 years, eventually becoming Drexel Enterprises, Inc. in 1960. The first plant for the furniture company, Drexel 1, was located along North Main Street in Drexel, NC, at the subject property. Drexel Enterprises Inc. continued to serve as a leading furniture manufacturer in North Carolina in the same location before being purchased by U.S. Plywood Champion Papers in 1968, and becoming Drexel Heritage Furnishings, Inc. The Drexel 1 Plant continued operations for Drexel Heritage Furnishings, Inc. through the turn of the 21st century, before ultimately closing and ceasing operations in the early 2000s.

The former building structure at the subject property was demolished in 2013, leaving building demolition debris in place. The foundation of the former main area of operations is mostly visible beneath the demolition debris. Currently, three (3) structures remain on the subject property: a small two-story building (< 500 ft²) of unknown use, presumably an office building, on the eastern property boundary with North Main Street, a small supply building (< 500 ft²) in the northwestern portion of the former main area of operations, to the east of Butler Hill Road, and a former dust collection silo near the southern property boundary and rail line.

According to the NC Underground Storage Tank Database (NCDEQ UST Database), six (6) USTs of approximately 1,000-5,000-gallon capacity were formerly registered on the subject property, and at the time of this report all six (6) tanks have been closed via removal from the ground.

The Town of Drexel, Burke County, and BDI have identified the subject property as a potential target for mixed commercial and light industrial, rail served uses. This ABCA has been developed in conjunction with a 2017 US EPA Brownfield Assessment Grant awarded to Burke County, North Carolina (BF-00D61017).

1.1 Environmental Resources Management (ERM) Reports, April 1997 & September 1998

According to an ERM Post-UST Closure Assessment Report for the Former Drexel 1 Plant, dated April 2, 1997, three (3) of the six (6) former USTs on the subject property were of 3,000-gallon capacity, and were located near the current location of the dust collection silo. According to the April 1997 ERM report, two (2) of the 3,000-gallon USTs contained naphthas and/or paint thinners used in the furniture manufacturing process, and were located approximately 10 feet to the northeast of the dust collection silo. Additionally, the April 1997 ERM report indicates that one (1) of the 3,000-gallon USTs contained an adhesive used in the furniture manufacturing process, and was located approximately 10 feet to the northwest of the dust collection silo, beneath the former boiler room. The April 1997 report found the presence of total petroleum hydrocarbons (TPHs) in soil collected near the three (3) 3,000 UST locations.

According to an ERM Report and Site Closure Request Addendum for the Former Drexel 1 Plant, dated September 21, 1998, the subject property was deemed eligible for post-UST removal site closure by ERM.

1.2 Phase I Environmental Site Assessment (ESA) – West Consultants, PLLC, February 2016

West Consultants, PLLC, of Morganton, North Carolina completed a Phase I ESA at the subject property in February 2016 to evaluate site conditions and identify recognized environmental conditions (RECs) present at the subject property. At the conclusion of the 2016 Phase I report, no RECs were identified in connection with the subject property.

1.3 Report for Asbestos-Containing Materials Survey - Duncklee & Dunham, February 2018

Under contract with Cardno, Duncklee & Dunham conducted a survey of asbestos containing materials (ACM) at the subject property in February 2018. As a part of the asbestos sampling, 50 samples were collected among the comingled demolition debris and the two-story building. The report revealed the presence of asbestos above 1% in the following materials, comingled with approximately 4.5 acres of demolition debris:

- Black mastic;
- Tar and black mastic on corrugated transite roofing panels;
- Tar/weatherproofing material on foundation walls beneath plaster;
- Vinyl floor tile and mastic; and,
- Vinyl sheet flooring

Additionally, asbestos was detected above 1% in the following materials found in the 2-story building:

- Pipe insulation
- Vinyl floor tile (friable)

Additionally, the report revealed the presence of asbestos below 1% found in asphalt shingles, comingled with demolition debris.

At the conclusion of their February 2018 ACM Survey, Duncklee & Dunham reported that if ACM found within comingled demolition debris could not be separated from non-ACM, then all 4.5 acres of comingled demolition material would be considered contaminated with Category I non-friable, Category II non-friable, and friable materials.

1.4 Environmental Data Resources (EDR) Radius Map Report with GeoCheck, February 2018

In addition to the three (3) USTs identified in the April 1997 ERM report, an EDR Radius Report dated February 2018 identified the historical presence of at least one (1) gasoline UST, one (1) diesel UST, and one (1) additional UST of unknown contents on the subject property, of approximately 1,000-5,000-gallon capacity each, for a total of six (6) USTs. Based on information provided in the EDR Radius Report and the NCDEQ UST Database, all USTs associated with the subject property have been closed via removal from the ground.

1.5 Site Visit – Cardno, August 2018

Prior to conducting a Phase II ESA, Cardno personnel conducted a site visit on August 2, 2018, and reviewed previous assessment reports and information to determine a scope of work appropriate for the site. Cardno personnel identified the following potential contaminants of concern (COCs) in connection with the subject property:

- Asbestos in soil media and demolition debris
- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs)
- Heavy metals
- Total petroleum hydrocarbons (TPH)
- Gasoline range organics (GRO)
- Diesel range organics (DRO)
- Polychlorinated biphenyls (PCBs)
- Paint thinners/naphthas
- Pesticides
- Herbicides
- Aldehydes

1.6 Phase II ESA – Cardno, November 2018

Using funds from the Burke County Brownfields Assessment Grant (BF-00D61017), Cardno completed a Phase II ESA (dated December 31, 2018) at the subject property to determine if contaminants exist at the site as a result of historical uses identified

during previous assessments and the August 2018 site walk. At the conclusion of the Phase II ESA, the following contaminants were reported above applicable regulatory criteria:

- TCL SVOCs were reported above USEPA Residential Regional Screening Levels (RSLs) in soils from two (2) locations on the subject property. Namely, Benzo(a)pyrene, Dibenzo(a,h)anthracene, and Indeno(1,2,3-CD)pyrene were found above their respective Residential RSLs along the spine of the former main building. Additionally, Benzo(a)pyrene was reported above its Industrial RSL along the spine of the former main building. These constituents are considered polynuclear aromatic hydrocarbons (PAHs) and are typically reported at similar sites in concentrations slightly above their respective regulatory limits. PAHs are generally the byproduct of combustion and in Cardno's opinion may not be caused by any one particular on-site source. Rather, distribution could have been caused by numerous on and off site sources; given the length of time the former site operated as an industrial facility.
- TAL-Metals were reported above residential RSLs in soils from ten (10) locations across the subject property. Namely, Aluminium was found above its Residential RSL in three (3) surface (0'-1' bgs) and seven (7) subsurface (2'-3' bgs) samples across eight (8) locations. Arsenic was found above its Residential RSL in two (2) surface and one (1) subsurface sample across three (3) locations, Cobalt was found above its Residential RSL in one (1) surface and two (2) subsurface samples across three (3) locations. Iron was found above its Residential RSL in four (4) surface and five (5) subsurface samples across six (6) locations. Additionally, Arsenic was reported above its Industrial RSL in both surface and subsurface samples from the area of the former transformer. However, soils in the Piedmont of North Carolina are generally anticipated to contain naturally-occurring metals, including Aluminium, Arsenic, Cobalt, and particularly Iron. Given this consideration and the site's currently vacant land use, it is likely that exposure would be limited to future construction activities at the subject property.
- Concentrations of Iron and Manganese were detected above North Carolina 2L Groundwater Quality Standards (NC 2L) in both of the two (2) of the groundwater samples collected. Namely, Iron was detected slightly above the NC 2L standard of 300 ug/l and Manganese was detected slightly above the NC 2L standard of 50 ug/l. The collected groundwater samples were slightly turbid. However, laboratory analysis of groundwater samples often results in elevated metals concentrations as a result of naturally-occurring metals dissolving off of soil particles entrained in the sample due to the interaction with acidic preservative. These suspended soil particles, such as silt and clay, are not indicative of dissolved concentrations of potential contaminants in the groundwater. There is potential that the metals identified in site groundwater were a result of sample turbidity. Metals detected in groundwater may also be attributed to Iron-rich soils and not fully indicative of dissolved concentrations. Groundwater is not in use at the site and municipal water is available and will be used during future site operations.

- No other constituents analyzed were reported above applicable regulatory limits.

The findings of the November 2018 Phase II ESA indicate site soils and groundwater have not been impacted to a degree that prevents the site's reuse as a light industrial/commercial development.

1.7 Aerial Site Survey – Cardno, April 2020

In order to get a better understanding of the distribution of ACM debris material at the site, BDI agreed to pay for an aerial drone survey of the site. The purpose of the survey was to determine the topography of the waste piles and therefore better calculate an estimated volume of material. Original visual estimates of material ranged between 31,000 – 35,000 CYD. The aerial survey used 9 control point elevations and then layered the topography from 600+ high resolution site photos to determination debris elevations. The difference in base elevations and the height of the debris piles were then measured within 18 different debris areas (Waste 1-14; and C&D 1-4). Volumes of each area could then be calculated. The aerial survey realized far less volume than visual estimates. **Figure 4** shows the calculated areas on the site.

- Approximately 17,343 CYD of ACM contaminated debris from 14 different debris areas (Waste 1-14)
- Approximately 616 CYD of non-ACM debris, including residual coal piles from 4 different areas (C&D 1-4)

1.8 Project Goal

The Town and other stakeholders intend to facilitate redevelopment of the property in order to help revive the economic engine of the community by remediating environmental impacts from the presence of ACM comingled with the construction debris across the site. Abatement and removal of the ACM in the debris on the property will be required to support this redevelopment strategy.

2 Applicable Regulations and Cleanup Standards

2.1 Cleanup-Oversight Responsibility

Asbestos abatement in the state of North Carolina is overseen by the North Carolina Department of Health and Human Services (NCDHHS) Division of Public Health.

The Town is also in the process of applying for a Brownfield Agreement (BFA) through the NCBP. The NCBP will have regulatory authority and oversight responsibility of cleanup activities at the site.

Contractors must be licensed and/or accredited in the state of North Carolina and must abide by all federal, state, and local laws, and regulations pertaining to Asbestos abatement to perform abatement and/or renovation work for this project. Qualified, licensed personnel should coordinate and supervise any planned ACM abatement and/or renovation activities and/or perform air monitoring and visual clearance to ensure

that the work is performed in compliance with applicable regulations, document the activities, and ensure that the area is clear prior to occupancy. Cleanup and abatement work will be overseen by NC licensed, qualified Professional Geologists and/or Professional Engineers.

2.2 Cleanup Standards for Major Contaminants

Soils

The site will be subject to the cleanup standards issued by the NCBP in the BFA. The remediation goals for the site will be based on the IHSB Remediation Goals and the EPA Regional Screening Levels (RSLs), in effect at the time of cleanup.

Groundwater

It is anticipated that through the BFA, a groundwater use restriction will be placed on the property by a restrictive covenant (RC) attached to the deed; and, therefore, groundwater cleanup standards do not apply to this ABCA.

ACM

ACM abatement and standards are governed by NC General Statute §130A-444 through 452 (Asbestos Hazard Management). Additionally, this work must be performed in accordance with OSHA asbestos regulations 29 CFR 1910 & 1926 and the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulations 40 CFR 61, subpart M.

Solid waste is managed by the Solid Waste Section of NCDEQ. Debris waste at the site will be managed according to NCGS 130A-301.3.

2.3 Climate Change Considerations

The US EPA has directed grant recipients to “evaluate the resilience of the remedial options in light of reasonably foreseeable changing climate conditions (e.g., sea level rise, increased frequency and intensity of flooding and/or extreme weather events, etc.).

The climate of the Southeast is uniquely warm and wet, with mild winters and high humidity. Based on a regional analysis by the South Carolina Department of Natural Resources (SCDNR), the average annual temperature has exhibited natural variation for most of the past century; however during the past forty years annual average temperature has increased about 2° F. Changes in precipitation have occurred over the past three decades with increases in heavy downpours in many parts of the Southeast, even though much of the region has experienced moderate to severe droughts during the same period.

Current climate models predict continued warming across the Southeast with the rate of warming more than twice the current rate over the next seventy years. The frequency, duration and intensity of droughts are likely to continue to increase with higher average temperatures and a higher rate of evapotranspiration. Extreme weather events are of

concern and it is postulated that climate change can influence the intensity and number of storm events.

Although supporting data are not entirely conclusive, the physics behind models are well understood. Warmer ocean temperatures potentially can provide more energy to hurricanes, leading to more intense storms. Increased precipitation patterns could have an adverse effect on flooding issues. High intensity rainfalls could lead to greater flooding hazards and mud - or landslides.

3 Analysis of Brownfield Cleanup Alternatives

A discussion of the cleanup objectives and an evaluation of remedial alternatives for the site are provided below.

3.1 Cleanup Alternatives Considered

Asbestos-Containing Materials (ACM) and polycyclic aromatic hydrocarbons (PAHs) are the contaminants of concern (COC) for this project. The site assessment identified limited contaminated soils, estimated 200 cubic yards (CYD), in localized locations along the former spine of the former main manufacturing area. An estimated 17,343 CYD of ACM contaminated building debris is scattered across 3.5 to 4.5 acres of the site. Additionally, 616 CYD of “other” mixed debris and residual coal piles are located at the site. Because of the nature of the contaminants, ACM abatement and removal and additional remediation of site soils are needed.

Each of the following remedial alternatives is compared with respect to: effectiveness, long-term reliability, implementability, and general cost implications, within **Table 1**. More detailed comparison of potential costs to implement is provided in **Table 2**. The tables can be found attached to this report in the appendices.

3.1.1 Alternative 1: No Action

The No-Action alternative (Alternative 1) is included as a baseline comparison to the other remedial alternatives. The No-Action alternative assumes no action is taken and represents the current site conditions.

3.1.2 Alternative 2: On-site Debris Consolidation and Capping

North Carolina solid waste regulation NCGS 130A-301.3 allows for the burial of certain debris material within the existing footprint of previous structures on-site. Working with the Solid Waste Section and Brownfields Program at NCDEQ, the Solid Waste Section has agreed that a majority of ACM comingled debris can be left on-site within “basement” areas of the former building. **Figure 5** shows the proposed fill areas. Alternative 2 involves the design and execution of an ACM debris consolidation plan. The consolidation areas will then be finished with a 2-foot clay cap. Consolidation and burial of the contaminants eliminates potential long term exposure to any contaminants left on the surface in the former main area of operations. Institutional and engineering controls will be required for this option. Institutional controls will include deed restrictions

and location of the consolidation areas on the plat. Engineering controls will include, at a minimum, cap maintenance and access limitations on those areas of the site. This will allow the former manufacturing area (a prime rail served location) to be redeveloped.

Two “basement” areas (approximately 1.5 acres total) have been identified with a calculated fill volume of 13,389 CYD. The Solid Waste Section has informed the Town that not all of the remaining debris waste can be left on-site. Approximately 4,000 CYD may have to be removed and transported to an off-site disposal facility.

The estimated 200 CYD of contaminated soils would be excavated and disposed of at an off-site facility.

3.1.3 Alternative 3: Removal / Abatement and Off-site Disposal

Alternative 3 would involve the design and execution of an ACM abatement plan, to remove, transport and dispose of the comingled ACM debris and ACM from the two-story structure at an off-site facility. While this may be the most efficient method of contaminant removal, it becomes prohibitive because the high cost of implementation.

Additionally, contaminated site soils will be transported for off-site disposal.

3.1.4 Recommended Cleanup Alternative

The primary objective of site remediation is to reduce or prevent potential risk to human health and the environment from site contaminants by properly addressing the ACM, identified at the site. As seen from a review of **Tables 1 and 2**, the “No Action” option (Alternative 1) is not considered a viable option since it does not meet the redevelopment objectives and does not protect the community from future exposure to site contaminants.

Alternative 3 would involve the removal and disposal of all ACM at an off-site facility. Removal of the contaminated debris would allow for the unlimited reuse of the site and while relatively easy to implement this alternative, the very high cost of transportation and disposal makes this option not feasible for the Town.

The recommended option is Cleanup Alternative 2. Consolidating the majority of the ACM debris in “basement” areas and managing it by capping will be the most cost effective solution that will still allow the vast majority of the site to be redeveloped. Future redevelopment plans will be able to easily work with the institutional and engineering controls required. While still an expensive plan, the project costs become potentially feasible for the Town.

4 References

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Tables

Table 1 Brownfield Cleanup Alternatives Balancing Factor Evaluation

Remedial Alternative	Effectiveness	Long-Term Reliability	Implementability	Cost Implications
1. No-Action	Does not address potential risks.	Does not address potential risks	Not applicable for No-Action	No cost to implement. Potential cost implications on property value and future liabilities associated with contaminant exposure. *Est. \$0
2. On-site Debris Consolidation and Capping	Consolidates ACM debris from across the site and concentrates it in 2 “basement” areas. Still allows the prime, rail served portion of the property to be redeveloped. Will leave an area of the property with buried debris material to be maintained via institutional and engineering controls.	A very reliable long term solution for the main area of the site. Long term, the disposal area will need to be maintained and controlled. This can be accomplished through deed restrictions and the BFA.	Given the quantities and comingled nature of ACM present, there is moderate difficulty for implementation. Abatement planning, oversight of execution, and monitoring is required.	High costs to implement associated with the volume of material to be moved. Minor costs associated with the soil disposal. Minor engineering costs associated with design of the cap. *Est. \$845,500
3. Removal / Abatement and Off-site Disposal	Effectively removes contaminants from the site, allowing full redevelopment potential.	Removes ACM from the site, therefore no long-term monitoring or planning is needed.	Given the quantities of ACM present, there is moderate difficulty for implementation. Abatement planning, oversight of execution, and monitoring is required.	a very high cost to implement when compared to Alternative 2. Cost of transportation and tipping fees at an off-site landfill are not feasible to accomplish the Town's goals. *Est. \$2,139,000

* - Estimate from **Table 2**

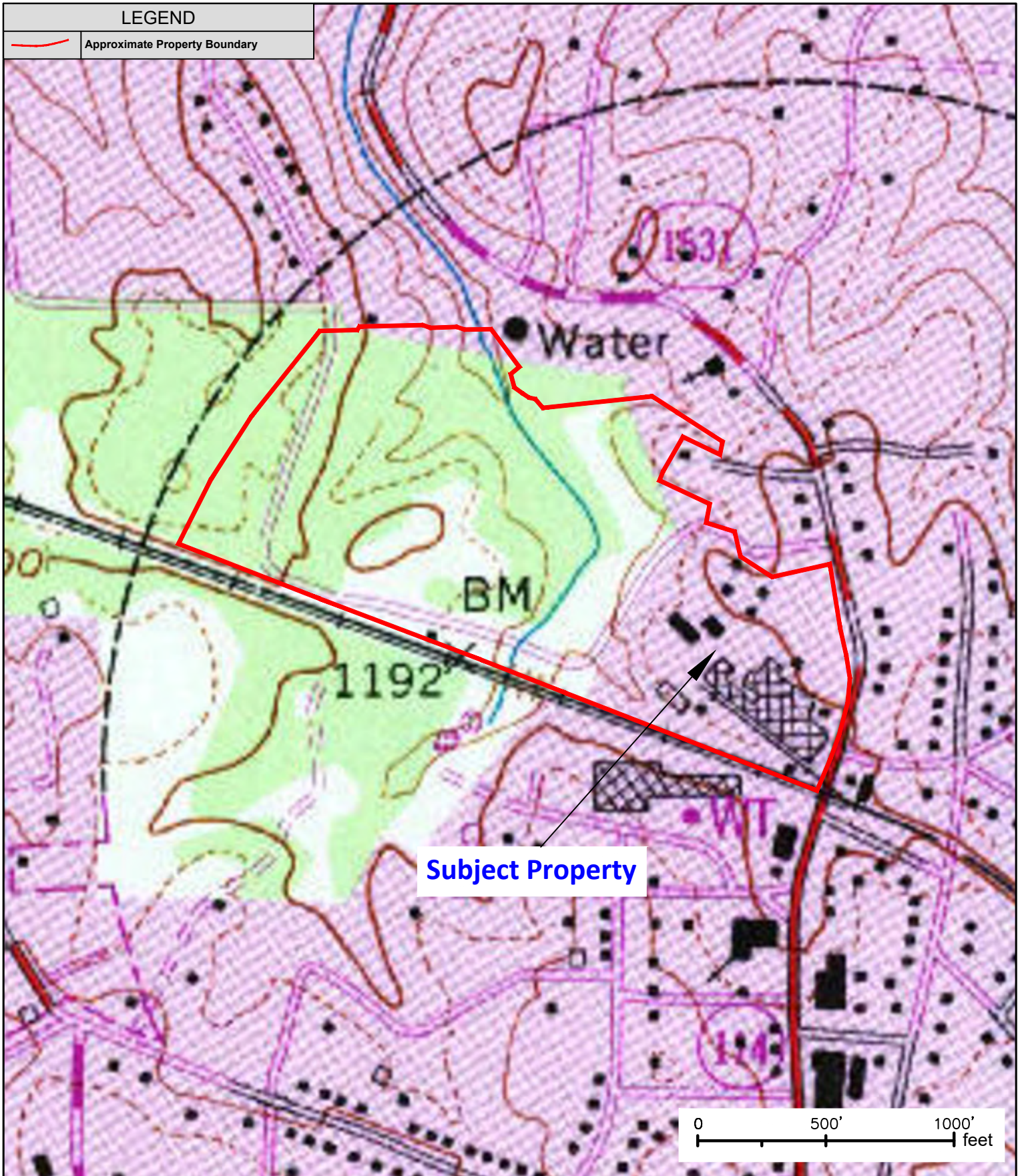
Table 2 Estimated Comparative Cost for Cleanup Alternatives

Cleanup Alternative	Estimated Cost	Notes
1. No-Action	\$0*	Not a viable option.
2. On-site Debris Consolidation and Capping	\$867,000	<p>Preliminary Engineering/Permitting Cost (NCDEQ Waste Management Plan), cap engineering: \$25,000</p> <p>Excavation, transportation and disposal of 200 CYD of contaminated soil: 200 CYD x \$60/CYD = \$12,000</p> <p>Consolidation of 13,343 CYD of ACM debris to the on-site basement locations: 20 days X \$9,000/day = \$180,000</p> <p>Excavation, transportation and disposal off-site of 4,000 CYD: 4,000 CYD x \$102/CYD = \$440,000</p> <p>CAP design and implementation: 7,000 tons x \$30/ton = \$210,000</p>
3. Removal / Abatement and Off-site Disposal	\$1,975,490	<p>Loading, transportation, and disposal of 17,959 CYD of ACM debris: 17,959 CYD x \$102/CYD = \$1,975,490</p>

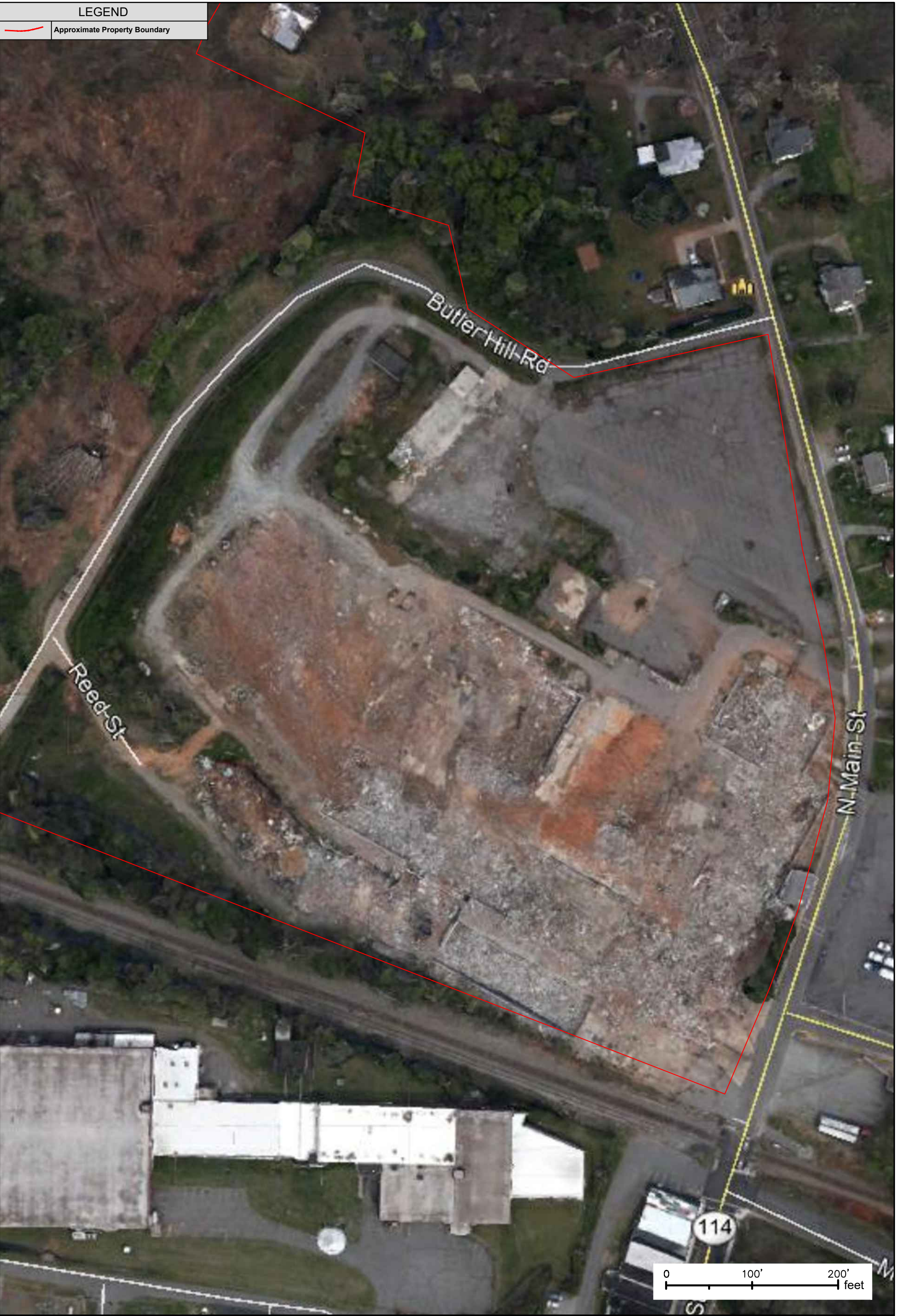
*- Figure does not account for potential future costs related to property value and liabilities associated with contaminant exposure.

- CYD = Cubic Yard

Figures



LEGEND	
	Approximate Property Boundary





Notes:
1. Not To Scale (N.T.S.)

FIGURE 3 - AERIAL PHOTO DURING OPERATIONS

Former Drexel 1
101 N. Main St.
Drexel, NC



1812 Lincoln St., Suite 301
Columbia, SC 29201
803-929-6060



Figure 4: UAV Volumetric Assessment of Waste Debris

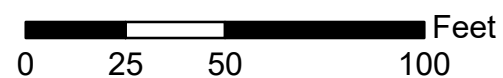
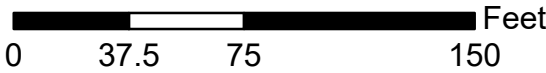


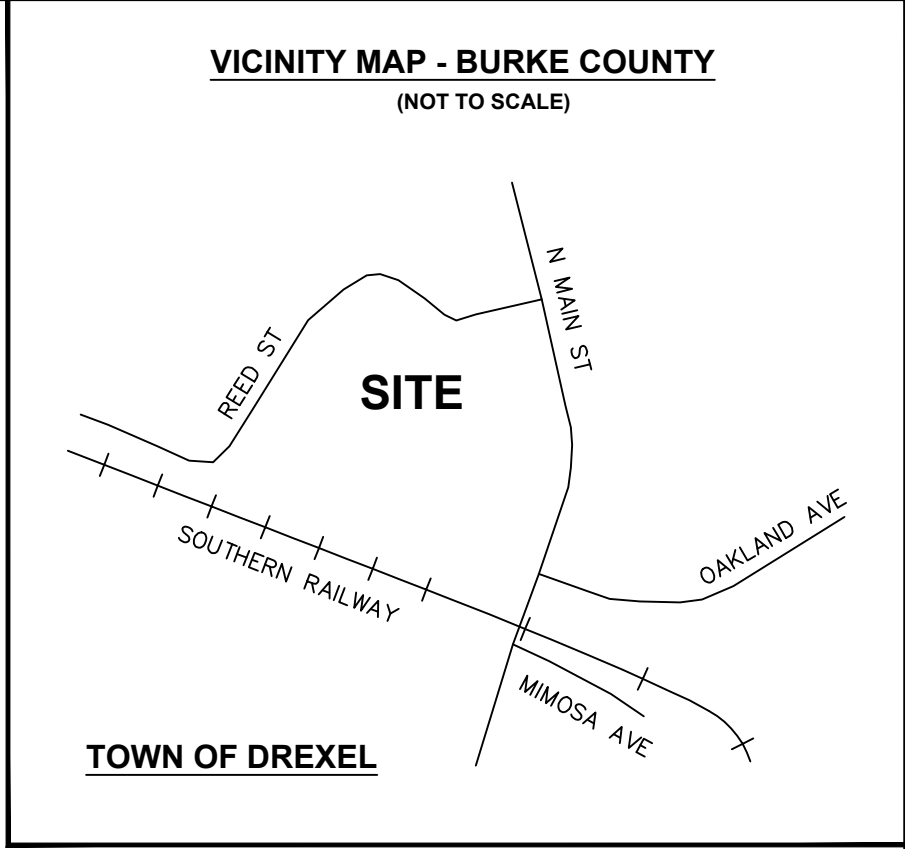


Figure 5: Fill Area Locations



Appendix A

Preliminary BFA Subdivision Plat

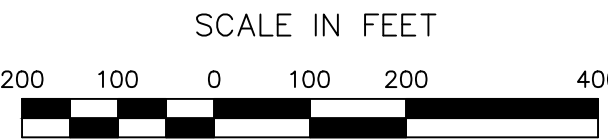


BURKE COUNTY NORTH CAROLINA
FILED FOR REGISTRATION AT _____ O'CLOCK ____ M
THIS THE _____ DAY OF _____, 20____
AND RECORDED IN PLAT BOOK _____ AT PAGE _____
REGISTER OF DEEDS BURKE COUNTY

I, _____, REVIEW OFFICER OF BURKE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER DATE

PRELIMINARY



DREXEL TWSP - BURKE COUNTY - NORTH CAROLINA

PROPERTY OF: TOWN OF DREXEL

CAD BY DEH	PROJECT DATE NOV 08 2018
FILE DATA REED ST.DWG	SCALE 1" = 200'
PROJECT NUMBER 18109	PROJECT MANAGER DEH

**WEST**
CONSULTANTS PLLC
P-0210

405 SOUTH STERLING STREET
MORGANTON, NORTH CAROLINA 28655
828-433-5661 FAX: 828-433-5662

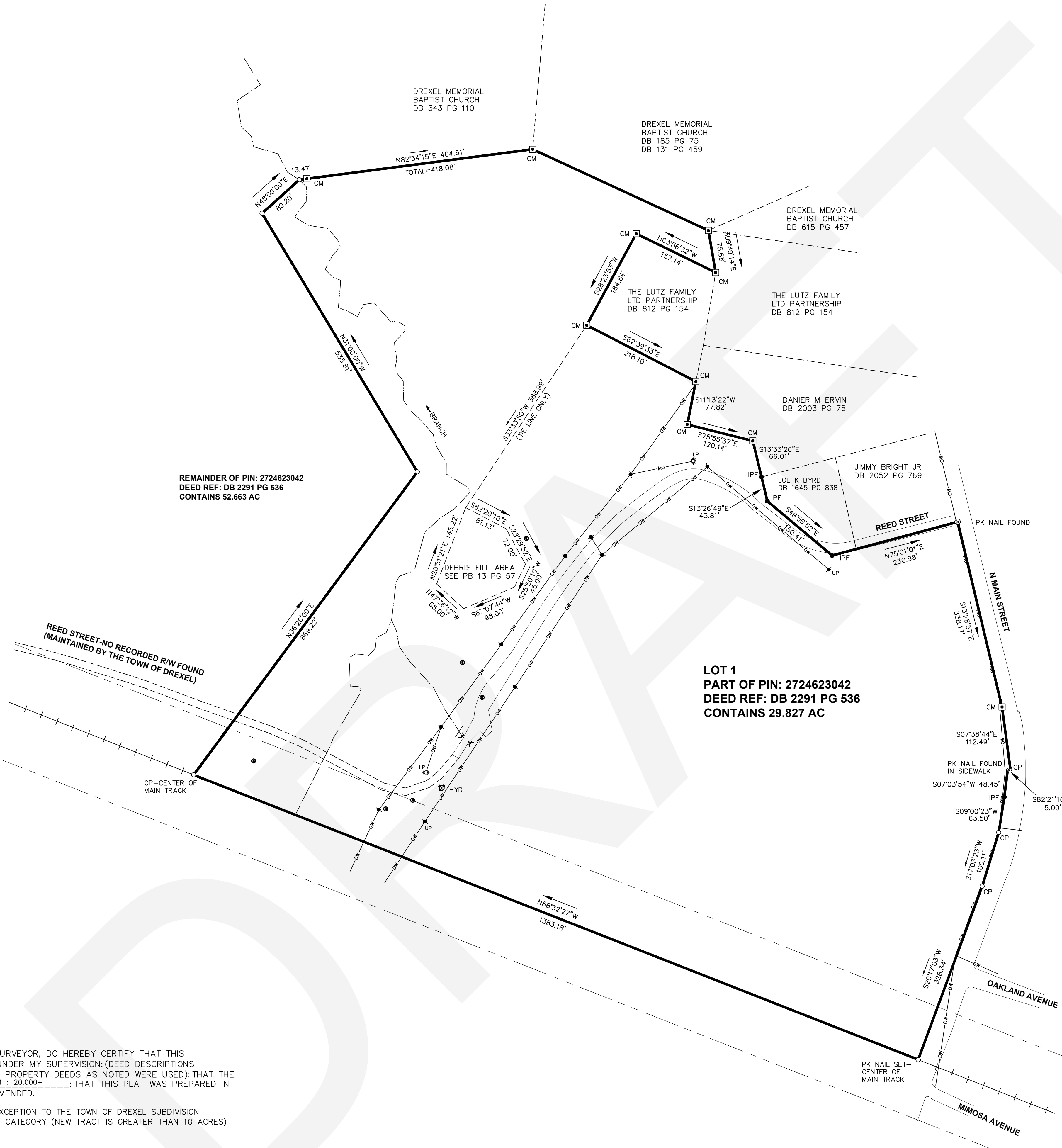
I, DOLPHUS E HARMON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY SUPERVISION:(DEED DESCRIPTIONS RECORDED IN DB 2291 PG 536 AND ADJOINING PROPERTY DEEDS AS NOTED WERE USED); THAT THE RATIO OF PRECISION BY LAT AND DEP IS 1 : 20,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NC GEN STAT 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY : IS AN EXCEPTION TO THE TOWN OF DREXEL SUBDIVISION ORDINANCE: (f)(11)d--THE SURVEY IS OF ANOTHER CATEGORY (NEW TRACT IS GREATER THAN 10 ACRES)

WITNESS MY HAND AND SEAL: _____

LEGEND
CM--CONCRETE MONUMENT
CP--COMPUTED POINT
IPF--IRON PIPE FOUND
LP--LAMP
OW--OVERHEAD WIRE
PL--PROPERTY LINE
PT--POINT
RF--REBAR FOUND
RS--REBAR SET
R/W--RIGHT OF WAY
UP--UTILITY POLE

NOTES :
1 - ALL DISTANCES ARE HORIZONTAL
2 - AREA BY COORDINATE GEOMETRY



About Cardno

Cardno is an ASX-200 professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage, and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Cardno Zero Harm

Cardno
ZERO
HARM
EVERY JOB. EVERY DAY.

At Cardno, our primary concern is to develop and maintain safe and healthy conditions for anyone involved at our project worksites. We require full compliance with our Health and Safety Policy Manual and established work procedures and expect the same protocol from our subcontractors. We are committed to achieving our Zero Harm goal by continually improving our safety systems, education, and vigilance at the workplace and in the field. Safety is a Cardno core value and through strong leadership and active employee participation, we seek to implement and reinforce these leading actions on every job, every day.



Order Confirmation

Order# 0000676313

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

Town of Drexel

Former Drexel 1 Site Cleanup Project

Public Notice: Submission of EPA Brownfields Cleanup Grant Application and Review of Analysis of Brownfields Cleanup Alternatives (ABCA)

The Town of Drexel (Town) intends to submit a Brownfields Cleanup Grant Application to the U.S. Environmental Protection Agency (EPA) to conduct cleanup activities at the former Drexel 1 Site (Site) located in downtown Drexel, Burke County, NC. Brownfields are real property where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The grant amount requested will be a total of \$500,000. If funded, the grant will be used for cleanup and abatement of asbestos containing materials (ACM) and community outreach activities. The cleanup work will be performed in accordance with one of the alternatives outlined in the Analysis of Brownfields Cleanup Alternatives (ABCA). The purpose of the ABCA is to evaluate various cleanup/management alternatives for contamination. This notice is to inform the community of the preparation of the grant application and the Draft ABCA. The Draft ABCA is available for review and public comment prior to the grant application submission deadline of October 28, 2020. Upon request, a draft of the application will be available for review beginning October 6, 2020 up until October 23, 2020. Community input is an integral part of brownfields cleanup and community-based organizations are encouraged to review the draft grant application and ABCA and provide comments. Interested citizens are invited to provide comments and/or show support for the application. Please contact or send any comments about the grant application and/or draft ABCA to one of the following:

Sherri Bradshaw
Town Manager
Ph: 828-437-7421
Email: sbradshaw@townofdrexel.net

Brian Kvam
Senior Principal, Cardno
Ph: 803-929-6071
Email: brian.kvam@cardno.com

Publish: October 2, 2020

The regular meeting of the Board of Aldermen was held on Tuesday, August 4, 2020 at 6:00 pm at the R.O. Huffman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting and led the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the June 23rd minutes by a motion from Alderman Anthony, seconded by Alderman Johnson.

Petitions and Communications – Brenda Bjorkland – Code Enforcement Issue – Mayor Ritchie allowed Ms. Bjorkland 3 minutes to speak to the Board concerning her code enforcement issue. Ms. Bjorkland is concerned about the letter that was sent to her from our code enforcement officer, Todd Justice concerning the mobile homes located on her property that are in violation of our ordinance. She is upset that if the town should take action to remove the mobile homes then a lien would be placed against her real property. She states that the owners of the mobile homes should be contacted concerning this matter and a lien should not be placed on her property when the mobile home owners are keeping the taxes paid on the mobile homes. Attorney Rod Willcox made Ms. Bjorkland aware that her time was up. Mr. Justice addressed the Council and Ms. Bjorkland stating that her next step would be to make an appeal to the Board of Adjustment and have a meeting with them.

2020 Charge to the Tax Collector – A motion was made by Alderman Cline, seconded by Alderman Yount to authorize Chelsea Carswell to collect taxes set forth in the tax records for the 2020-2021 fiscal year and the vote was unanimous.

Burke Business Park Water Tank Interlocal Agreement – Manager Bradshaw explained that this is an agreement between all the owners of the Burke Business Park. The agreement is related to a water tank being constructed on the park property. Grants were received to build the water tank. Burke County would handle administration and oversee the construction of the tank and then revert to the City of Morganton who would then own and operate the tank. Once the project is completed and in operation, any income generated from add-on usage of the water tank would be divided among the 5 entity owners. A motion was made by Alderman Johnson, seconded by Alderman Yount to approve the agreement and the vote was unanimous. A copy of the agreement is attached as part of the minutes.

Drexel Properties Update – Brian Kvam with CARDNO was present to update the Board on the Brownfields Cleanup Project. He reminded the Board that we were not awarded the EPA Grant this round and that we were 3 points short of being funded. He stated that one of the reasons we weren't funded was because we didn't have a set plan for what we were going to do with the debris. NCDEQ was on-site on July 8th to help us in building a better plan for removal. Mr. Kvam stated that Burke Development Inc. helped pay for a drone to fly over the property to take pictures and help with a data survey. In this effort, they found 14 areas of asbestos on the site. He stated that NCDEQ was happy with the new calculations yielded by using the drone. He said that now we have approximately 17,500 cubic yards of asbestos contaminated material on the property which is considerably lower than original findings. The preferred clean up plan would be to consolidate the material and bury some of the waste on site and remove the remaining debris. Mr. Kvam showed us three potential fill areas on the property for burial of the debris. Once buried, then the site would either need a 2 foot clay cap placed over the debris or would need asphalt placed over the site. He stated they found one area with a large quantity of wood debris which cannot be left on the site but he did say this did not contain asbestos so therefore it could possibly be put in a wood chipper and spread as mulch. One of the fill areas could hold a little over 11,000 cubic yards and another area could hold a little over 2,000 cubic yards. This would leave approximately 5,000 to 6,000 cubic yards for offsite removal from the property which will still be expensive but not as bad as before. He stated they will submit another EPA Cleanup grant application due in September or October with notice of award around May or June of 2021. Alderman Anthony asked if there was anything the Board could do to put pressure on them to move quicker and Mr. Kvam said that there is nothing else we can do at this time and he thinks we have the right person in place from NCDEQ that he feels will help a lot. Mayor Ritchie stated that he feels the onsite meeting helped a lot and he also feels that if we push too hard we could end up digging a bigger hole for ourselves. Mayor Ritchie also said that if the town could see something happening on the site they would feel more like we were making some progress. Mr. Kvam said that NCDEQ did not say we couldn't start working some on the property but we must stay within their allowable limits.

Drexel Police Department – Chief Treadway was present to review the June and July reports. A copy of each report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for July, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Miscellaneous –

- Next meeting will be September 1, 2020 at 6 pm

Adjournment – A motion was made by Alderman Anthony, seconded by Alderman Cline to adjourn the regular meeting at 7:00 p.m. and the vote was unanimous.

TOWN CLERK Sherry Dula

MAYOR

[Signature]

ALDERMAN

Tim B. Yates

ALDERMAN

[Signature]

ALDERMAN

M = O

ALDERMAN

[Signature]

The regular meeting of the Board of Aldermen was held on Tuesday, October 6, 2020 at 6:00 pm at the R.O. Huffman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting with the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the August minutes by a motion from Alderman Johnson, seconded by Alderman Yount.

Public Power Week - The week of October 4-10th is Public Power Week across the nation. A proclamation is presented for approval by the Board which emphasizes the asset of public power and the excellent service and commitment provided to our community. This week promotes North Carolina's public power cities and towns for their contributions to their communities. A motion was made by Alderman Anthony, seconded by Alderman Yount to approve the Public Power Week proclamation and the vote was unanimous. A copy of the proclamation is attached as part of the minutes.

Resolution Establishing Standards For Interconnecting Small Generator Systems – Manager Bradshaw explained that in the past few months we have had several inquiries as to our policies for Solar Panels and we have recently had one resident that has installed solar panels and the company involved with this installation has contacted us with questions concerning how the town compensates electric customers that decide to install a solar system. The resolution is the first step toward implementing a program for solar activity. The resolution adopts the standards created by Electricities and those standards are a modified version of the FERC and North Carolina Utilities Commission interconnection procedures, forms and agreements. In the Buy-All/Sell-All program the customer usage will still be metered through the town and the customer will need to install their own meter to monitor their solar usage. Manager Bradshaw states it benefits us to have some language in place to be sure the town would be absolved from any liability. Mayor Ritchie asked the attorney to look into the liabilities the town could encounter by entering into these agreements with the customers. He also asked if the resolution could be amended in the future if needed and yes it could be amended. A motion was made by Alderman Yount, seconded by Alderman Johnson to approve the above-mentioned resolution and the vote was unanimous. A copy of the resolution is attached as part of the minutes.

Drexel Properties Update/EPA Grant Application – Manager Bradshaw explained that the Brownfield Grant Application process required the town to have a public meeting for citizen input which was advertised for this meeting. Bryan Kvam, WPCOG was present with updates on the Brownfield EPA Grant. He stated the grant application is our third attempt at submitting and the deadline is October 28th. As in the past, the grant is for clean-up of the Drexel Properties in the amount of \$500,000. He stated that the technical approach is being amended in this grant application to give more details on the removal and burial of the debris on the site. As was discussed in a previous meeting, the grant will include details of the burial and capping of some of the debris and removal of some debris also. He discussed the possibility of applying for the Golden Leaf Application to help with some of the clean up also but there are no guarantees that we would receive it. He stated they don't usually give clean-up monies in this grant but they seemed very encouraged by the fact that the property could be a great prospect for industry, jobs and a rail spur. Mayor Ritchie said that the air quality issues in the area due to the debris should be added to the Golden Leaf Grant Application.

Renewable Energy Credit Rider – Manager Bradshaw explained the need for the renewable energy credit rider relating to the potential of solar customers wanting to sell any solar produced kilowatts. She stated that the customer would pay normal rates which are included in our budgeted rates but the sell back rate would be \$0.028. Also, an additional meter would need to be installed at the customers' expense. She also stated that we may never need to use this rate code but it is part of the process that needs to be in place. A motion was made by Alderman Anthony, seconded by Alderman Johnson to approve the Renewable Energy Credit Rider and the vote was unanimous.

Drexel Police Department – Chief Treadway was present to review the September report. A copy of the report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for September, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Planning & Zoning Report – Teresa Kinney, Planner was present to review any planning and zoning issues from August and September. She discussed the letter sent to Jason Ramsey at 2775 US 70 E and how she has noticed some visible improvement but may take time to reach compliance. Also, she mentioned the stop work order for unauthorized structure on the side yard at 207 Mt. View St.

Miscellaneous –

- Next meeting will be November 3, 2020 at 6 pm
- Alderman Anthony mentioned the need for maintenance to the property at the house at the end of Woodman St. near Alta Vista. Manager Bradshaw states that it is on the code enforcement list but we have been told the house is in foreclosure at this time
- Alderman Cline mentioned the need for something to be done at the intersection of Mimosa Ave and South Main St. He states the visibility is very limited. It was discussed that this issue has been brought to the attention of the NC Department of Transportation and it was denied because there hasn't been enough accidents or fatalities at the intersection. Chief Treadway stated that we have also asked about changing the speed limit on Main St. and Mimosa Ave and that has been denied also
- Manager Bradshaw mentioned that the Greenway Public Transportation is providing free transportation to voting sites during early voting from October 15-31 and also on election day, November 3
- Alderman Anthony asked when we were planning to reopen recreation and Manager Bradshaw said she felt like we shouldn't take the risk and we really didn't have enough staff to cover all the areas needed to keep everyone safe. She stated we would revisit the issue after the Governor's next COVID announcement on October 23rd
- NCDOT project at Drexel Exit 107 of I-40 has been pushed out to 2029

Adjournment – A motion was made by Alderman Johnson, seconded by Alderman Anthony to adjourn the regular meeting at 6:44 p.m. and the vote was unanimous.

TOWN CLERK Sherry Dula

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town of Drexel

* b. Employer/Taxpayer Identification Number (EIN/TIN):

56-6001213

* c. Organizational DUNS:

0553779150000

d. Address:

* Street1:

202 Church Street

Street2:

* City:

Drexel

County/Parish:

* State:

NC: North Carolina

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

28619-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sherri

Middle Name:

* Last Name:

Bradshaw

Suffix:

Title:

Town Manager

Organizational Affiliation:

* Telephone Number:

828-437-7421

Fax Number:

* Email:

sbradshaw@townofdrexel.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Former Drexel 1 Cleanup Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

City of Greenville, Mississippi

City Council

Errick D. Simmons
Mayor



Office of the Mayor

Al Brock, Ward 1
Lois Hawkins, Ward 2
Vernon Greenlee, Ward 3
Lurann Thomas, Ward 4
Tasha Banks, Ward 5
James Wilson, Ward 6

340 Main Street • P.O. Box 897 • Greenville, MS 38701 • Telephone: 662-378-1501 • Facsimile: 662-378-0276 • Email: edsimmons@greenvillems.org

R04-21-A-041

Narrative Information Sheet – City of Greenville, Mississippi

1. Applicant Identification: City of Greenville, 340 Main Street, PO Box 897, Greenville MS 38701
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide Assessment
 - b. Federal Funds Requested
 - i. \$300,000
3. Location: City of Greenville, Mississippi
4. Property Information for Site-Specific Applications
Not applicable
5. Contacts
 - a. Project Director
Errick Simmons
Mayor
edsimmons@simmonspllc.com
662-820-6938
340 Main Street
PO Box 897
Greenville, MS 38701
 - b. Chief Executive/Highest Ranking Elected Official
Errick Simmons: see above
6. Population: 29,805

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. Letter from the State or Tribal Environmental Authority. *See attached.*



STATE OF MISSISSIPPI

**TATE REEVES
GOVERNOR**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, INTERIM EXECUTIVE DIRECTOR**

September 14, 2020

**Ms. Kyla Washington
Executive Assistant to the Mayor
City of Greenville
340 Main Street
Greenville, MS 38701**

**RE: EPA 104(k) Brownfield Grant Application Acknowledgement
Community Wide Assessment Grant
Greenville, Mississippi**

Dear Ms. Washington:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the City's plans to conduct brownfield assessments and apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative for the City of Greenville. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like the City of Greenville taking the initiative to assess, remediate, and return these sites to productive use. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in the City's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5240.

Sincerely,

**Thomas L. Wallace, P.E.
Branch Chief – GARD I
Mississippi Brownfield Coordinator**

FY2021 EPA Brownfields Community-wide Assessment Grant
City of Greenville, MS

The City of Greenville, Mississippi (City) hereby submits its application for a FY2021 Community-wide EPA Brownfield grant. Our goal is to continue the momentum created by our FY2013 and FY2017 Assessment Grants. Of note, our FY2017 grant yielded \$23 million in private investment to date.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The City of Greenville is the county seat of Washington County, population 29,085. This once grand City sits on the east bank of Lake Ferguson at its confluence with the Mississippi River in the heart of the Mississippi Delta. With the continued rise of cotton production in the Delta in the 1800s and into the 1900s, our City emerged as a major port on the Mississippi River. Its status as a primary port in the most fertile cotton-growing region in the country attracted scores of merchants. Further, from the 1950s – 1970s, the City was home to a ship building industry that employed thousands. As shipbuilding waned, riverboat gambling gained popularity. In May 2011, the County was declared a federal disaster area (FEMA DR-1983) due to a record-setting flood that shut down the port, and washed away the pier for the riverboat casinos. Our residents had to evacuate, some never to return. That flood put 800 people out of work and only a small portion of these jobs were recovered. In the years after the flood, the City saw the closing or the downsizing of many area employers, and the loss of even more jobs, forcing many more residents to move from the area. Population and industry that once defined Greenville have been in decline for >20 years (23% population loss from 2000 to 2016 (American Community Survey (ACS), 2018). Compounding this distress, the City and County have faced three additional natural disasters (FEMA 4268, 4429 and 4478 DR) from 2016-2020.

Moreover, crime rates have grown in the City, since employment opportunities have dwindled. The City spends nearly half of its annual budget on public safety. Abandoned vandalized buildings and vacant overgrown lots are havens for vagrancy and violent crime. Moreover, Washington County is classified by the USDA as a **persistent-poverty county**. Long-term poverty and lowered property values make it difficult for our City to rebound from these disasters, let alone make progress in terms of the economy or the environment. Downtown Greenville, once a vibrant center of this port city, is now a patchwork of government offices intermingled with vacant lots and blighted buildings. The Downtown is zoned as mixed-use commercial/residential; thus, area residents and visitors to the Downtown, the federal courthouse located here, as well as Washington County/City government offices, the remaining professional services and businesses located in the target area are exposed to potential contaminants on a daily basis. As deteriorating properties are mostly unsecured, children and youth can traverse or play on these blighted sites at any time as three elementary schools lie within a mile of the target area. Vacant properties had twice the drug and property crime rates and significant association between vacant properties and the risk of aggravated assault—and particularly gun assaults (NCBI, Spelman, 2013).

The City seeks to rebuild its Downtown to create an attractive city center that serves residents and commercial interests alike. As such, the **Target Area** for this application is the **Downtown Greenville**, all of which lies within the City's **Federally-qualified Opportunity Zone (QOZ)**. The City has worked with the community along with a team from the US EPA Office of Sustainable Communities and the US General Services Administration (USGSA) Urban Development/Good Neighbor Program to prioritize the sites discussed below.

1.a.ii. Description of the Priority Brownfield Site(s): The priority sites were selected through ongoing community engagement from the afore-mentioned Complete Streets process and from the City's successful 2017 EPA Brownfields Assessment Project. As no funds remain in the 2017 grant, this project will focus on assessing and completing cleanup and reuse plans for the following sites:

Site #1 - 500 and 600 blocks of Washington Avenue: This assemblage is comprised of adjoining parcels (approximately 6 acres) located in the heart of the Downtown. Potential contaminants include VOCs, SVOCs, metals, lead, asbestos and PCBs from historical commercial and industrial uses on and adjacent to these sites including an auto body/auto repair garage, a former gas station, warehouse/storage facility and from building materials due to the age of the existing structures. Findings from Phase I and Phase II Environmental Sites Assessments Sites (ESAs) conducted in the 500 block as part of the 2017 EPA Brownfields grant suggest that further sampling of these and the adjacent properties (600 block) is recommended. **Reuse concept:** Proposed redevelopment of sites includes a town square/pocket park; a

15,000 sq. foot workforce development and entrepreneurial center; suitable workforce housing; and mixed-use in-fill redevelopment.

Site #2 - Broadway Gas Station Corridor (a section of Broadway in Downtown beginning at its intersection with Main Street where five blighted former gas stations range from 0.25 to 1.0 acres) – One block from Site #1 sit two former gas stations (diagonal from each other) at the northeast and southwest corners of Broadway and Main Street. These vacant buildings are located adjacent to residential properties and their underground storage tanks (USTs) are still in place. The **potential for petroleum and hazardous substances**, including asbestos and lead exists at each location. The catalyst sites identified are in immediate proximity to residents (less than 50 feet), including large numbers of the community's sensitive populations (specifically minority groups and impoverished families), **Reuse concept:** The City will promote infill redevelopment focused on creation of jobs and workforce housing.

The Target Area is within 50 yards of a rail line, which increases likelihood for historic contamination with hazardous substances such as arsenic. Further, the entirety of the area is mixed-use commercial and residential. As such, the sites are generally adjacent to single-family and multi-family residences. In their current condition, these properties are havens for crime and vagrancy. Furthermore, the target brownfield sites are located **less than a half mile from the Lake Ferguson which intersects the Mississippi River, a vital resource for the communities along its shores**. All sites are located in a zone of reduced flood risk (zone X) due to the presence of a levee, which allows for redevelopment in the target area but does not reduce the potential for contaminated groundwater to degrade the quality of area water bodies (Lake Ferguson and the Mississippi River). As is discussed below in Section 2.a.ii(3), the proposed project will address environmental justice issues in the target area and will serve to benefit area residents through the redevelopment of Downtown Greenville through the creation of sustainable economic opportunities and a safer, more-vibrant community.

1.b. Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plan: As noted in section 1.a.i, the City collaborated with the US EPA Office of Sustainable Communities and GSA in the Urban Development/Good Neighbor Program. The project focused on the creation of the Greenville Complete Streets Vision, a guide for sustainable economic development with a goal to leverage investment in the target area in mind. The plan focuses on Washington Avenue, and, in particular, the 500 and 600 Blocks of Washington Avenue, and its surroundings. The goal of the plan is to incorporate smart growth and complete streets principles into design options for the Downtown target area to promote a walkable downtown with infill redevelopment focused on creating local employment, a range of housing choices and the enhancement of the natural and cultural resources.

In 2013, with funding from the South Delta Planning and Development District (SDPDD), the City developed its 20-year strategic plan (City of Greenville – Strategic Directions, April 2014). The Plan is being used to drive the ongoing Community-wide Assessment activities including site selection and prioritization. The following specific directives (SD) came out of community involvement in the City's previous assessment grant and in the creation of the Strategic Plan: **SD 1)** Stabilize our population and enhance our local and regional economy. Per Objective 1.1: Eliminate dilapidated properties and aggressively rebuild core neighborhoods. **SD 3)** Promote and facilitate excellent project and environmental design. Per Objective 3.3: Create an environmentally friendly city with minimum soil erosion, local flooding, and pollution. Minimize flooding from runoff, reduce sedimentation of streams and other water bodies, and Objective 6.1: Encourage redevelopment in existing neighborhoods to take advantage of existing infrastructure. In short, **assessment and reuse of the priority sites aligns with these Strategic Plan objectives as well as with previous EPA and USGSA planning efforts**. The City has selected these priority sites based on community input from its 2017 EPA Brownfields Assessment Project and in conjunction with the Washington County Economic Alliance, the area's Community Development Agency. The proposed reuse concepts incorporate solutions for economic recovery suggested in the City's current strategic plan. Further, the strategy aligns with the vision developed with intensive community input associated with the Urban Development/Good Neighbor Program.

1.b.ii Outcomes and Benefits of Redevelopment Strategy: Current neighborhood priorities include job creation, access to medical/health services and fresh foods, as well as suitable housing options. The outcomes for the priority sites in the **Downtown Greenville Complete Streets Target Area** will create opportunities to address all of these community needs:

500 and 600 blocks of Washington Avenue (@6 acres): Redevelopment will include the reuse of a former warehouse in the 600 block as a 15,000 square foot workforce training/entrepreneurial center. The center is expected to create at least 30 FTE jobs. 10-15 suitable workforce housing units will be developed on the second story of the facility. Rehabilitation of the structure will include energy efficient materials and renewable energy generation through solar voltaic panels used to offset operating expenses and reduce the carbon impact of the training facility. The remaining parcels will also be available for mixed-use redevelopment such as medical/professional services and day care options. The proposed reuse also includes a town square/pocket park, which will improve walkability and the aesthetic appeal of the neighborhood. The park will also provide a space for a weekly farmers market and an outdoor social gathering space, which is particularly valuable given the current pandemic impacts.

Broadway Gas Station Corridor: The gas station parcels will also be available for mixed-use in-fill redevelopment, including commercial space as medical/professional services. Multiple construction jobs and eventually permanent jobs will be created through redevelopment and reuse of all the sites along Broadway. Area sales tax revenues will grow, thus allowing the City to make further investments in the area. The area's designation as a **Federal QOZ** enhances the likelihood of future investment in these brownfields sites. Again, the City is working with Washington County Economic Alliance and Delta Strong to market **QOZ incentives** to reuse of brownfields sites in the City. Incentive include: tax credits, including credits on income, franchise, sales and property taxes for up to ten years. To assist in the promotion, recruitment, and investment of businesses to downtown, organizations such as Main Street Greenville and Community Foundation of Washington County offer façade grants for beautification to increase attractiveness of downtown buildings. The intended outcome, with partners including Main Street Greenville, the Convention and Visitors Bureau, and the Chamber will be that greater numbers of events will be held in a beautified downtown, which will increase participation by residents and visitors, thereby creating greater revenue for downtown business owners, as well as an increased desire for entrepreneurs to relocate their businesses downtown. Furthermore, the intended outcomes will be job creation, added useable acres for redevelopment, increased property values and collateral increase in property and sales tax revenue.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The likelihood of success of these plans are greatly benefitted by the creation of the **QOZ** distinction in the target area which will aid in efforts to attract appropriate developers to invest here. The City is also working to establish a non-profit land bank for vacant property. This will allow the city to effectively manage and repurpose the inventory of its underused, abandoned or foreclosed properties to allow access to developers for beneficial reuse. If cleanup at the site is required, the City will apply for an EPA Brownfields Cleanup Grant to remove environmental impacts and exposure risks in the neighborhood. The City is also looking to sell other city-owned properties to raise capital to redevelop the proposed park on the 500 block of Washington; thus, **raising \$200,000** of the **\$500,000 needed** for reuse. State support in terms of possible appropriations are also being considered. The City will also apply for NPS Land Water Conservation Fund grant through the state of Mississippi (**approximately \$250,000**), in addition to some private foundation grants, such as AARP Community Challenge Grant or Walker Foundation (\$50,000). The community-driven development plans are designed to benefit the community; however, to increase spending within the City and improve vitality of local businesses, the City will advertise work with partners such as the Washington County Economic Alliance and Delta Strong, as previously mentioned, which will result in projects that wouldn't proceed otherwise. The City is and will continue to use the QOZ designation, the Washington County ten-year industrial Property Tax Exemption; and the Washington County Manufacturing Investment Tax Credit to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects with an objective of "eliminating slums or blight." As a result, area projects will be more competitive for financing, bringing in development and new employment opportunities. Through removing the environmental unknowns with this proposed assessment grant, the City can expedite redevelopment and its subsequent economic and community benefits. Leveraging assessment funds to evaluate the target properties and others identified by the community will allow the future land bank to address more properties. This will expedite blight removal, providing the welfare benefits of lower crime, safer neighborhoods, and new opportunities for redevelopment.

1.c.ii. Use of Existing Infrastructure: The City is working to utilize existing infrastructure to the greatest

extent possible and create sustainable development opportunities within the project area. All existing roadways surrounding the project area will be utilized for optimal land use and sustainable redevelopment. All redeveloped parcels will be connected to the existing City sanitary sewer and public potable water system, if they are not already connected. Creation of new infrastructure will be minimized wherever possible and sustainable redevelopment and reuse will be a main focus of the project moving forward, decreasing the City's carbon footprint, and fostering a strong sense of community. The priority sites have access to electric, gas, water and sewer, and roadways already in place. More specifically, the target area is equipped with high capacity water and sewer services that can handle increased commercial demands. Fiber optic telecommunications are also in place and can accommodate tech-based needs. Further, existing streets and sidewalks have been modified to promote safe vehicular, bicycle, and pedestrian traffic at increased volumes.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: The City budget is strained by a 2016 EPA mandate to update our sewer and wastewater treatment systems to meet Clean Water Act requirements. Upgrades required by this order have cost the City in excess of \$30 million. Further, as a result of the COVID-19 pandemic, the City has lost approximately \$300,000 this year in gaming tax revenues from the City's two remaining casinos. MS Gaming Commission closed all casinos from March through May. To offset losses, the City was forced to furlough 34 employees. All City departments froze remaining budgeted funds unless the purchase was critical, such as the \$20,000 spent in PPE supplies, glass partitions, and sanitizing equipment from March-June 2020 alone.

Greenville is a relatively small City with a **poverty rate of 35.1% (triple that of the US rate)**, a median household income of less than half that of the US and an unemployment rate also three times that of the US (ACS, 2018). As shown in Section 1.a.i. above, the City has shown significant loss of manufacturing and other employment, and commensurate loss of tax base since 2011 (ACS, 2018). In 2017, manufacturing accounted for only 7.2% of all jobs, down from 19.9% in 2000 (ACS, 2018).

In the 5 years after the flood, the City saw the closing or the downsizing of many area employers: Delta Community Mental Health Center (232 jobs); Brintons US Axminster (150 jobs); Leading Edge Aviation Services (100 jobs); K-Mart (89 jobs); Wexford Health Services (81 jobs); Kroger Grocers (80 jobs); Jubilee Casino (77 jobs); and Loveland Products (24 jobs). All closed or downsized. This devastating job loss forced some resident to move from the area. In addition, the natural disasters described in section 1(a)(i) created significant economic impacts. Currently **more than 110,000 square feet of commercial space remains vacant** in the City and unproductive in terms of jobs and revenue. While our resources are limited, we are working to improve our financial position. The City has decreased annual spending since 2015, and despite these efforts, cannot spare funds for assessment and planning due to so many pressing needs. Further, the State does not have a funding source for brownfields assessment, which emphasizes the need for EPA support for this important work.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The majority of Greenville's residents classify as sensitive populations, **83.0% minority, predominantly African-American** and **35.1% of the City lives in poverty**. The Target Area is also almost exclusively minority (94.50%) (ACS, 2018). **The entirety of Washington County, which includes the target area, is a medically underserved area (MUA)**, scoring 39.8 on the index of medically underserved areas, meaning that more than **60% of the County has no or insufficient access to care**, according to the US Health Resources and Services Administration. The shortages here are found across the board in primary care, dental and mental health providers and federally qualified health centers. This means that residents here are more likely to suffer from or die from chronic health conditions that are caused by exposure to contaminants associated with hazardous substances or petroleum contaminants from the brownfields sites outlined above. The assessment of sites and the cleanup of those contaminants can reduce these exposures and facilitate improvement in health statistics. Reuse of the sites, as proposed in section 1.b.ii, as medical services will also improve health conditions in the target area by improving access to care.

Crime is a significant issue that impacts the welfare of target area residences. Brownfields are known to lead to crime as the vacant and overgrown sites create an environment for illegal activity. Area

residents have less opportunity for meaningful, living-wage jobs, as described in section 2.a.i, which means they need alternative ways to provide for their own families. When unemployment and poverty are high, crime is more prevalent, which further harms morale of a community. **Greenville, has a crime index rating of 3, with 1 being the worst and 100 being the safest** (Neighborhoodscout.com). The City spends nearly half of its annual operating budget on public safety, which means there are less resources to invest in redevelopment or any other support services that would facilitate improvement. Vacant buildings and houses in the priority area have been found to be poorly secured and are an attractant for crime; **26.3% of homes in the Target Area are vacant** (US Census, 2018 5-year estimates). The existence of abandoned homes and vacant overgrown properties contributes to blight and crime in the Downtown. Lead contaminated soil associated with aging vacant buildings, and the deteriorating condition of the asbestos and lead-paint, is a significant public health concern, especially for residents who live in close proximity to priority sites.

A great disadvantage to area residents and sensitive populations is the lack of medical services: the entirety of Washington County, which includes the Target Area, is a MUA. More than 60% of the County has no or insufficient access to care, according to the US Health Resources and Services Administration. The shortages are found across the board in primary care, dental and mental health providers; furthermore, 24.6% of residents in the target area have no health insurance (public benefit or private insurance). This means that residents here are more likely to die from disease or other chronic health conditions caused from exposure to hazardous substances or petroleum contaminants. Creation of infill redevelopment that houses medical and professional services will increase the possibility of new providers establishing services in the target area.

In addition to lack of medical care, the target area is a food desert. **According to the USDA Economic Research Service Atlas, the target area is a low-income, low-access tract with residents being more than 10 miles from a full-service grocery store** that stocks fresh foods. Compounding this issue is the fact that area residents also have low access to vehicles and public transportation options, meaning they cannot shop farther afield. Further, 40% of residents in the target area qualify for food stamps, which means their ability to afford nutritious food is greatly compromised. Job creation and the creation of space for a farmers market (in a walkable distance) at the Washington Avenue Park will greatly improve access to food for area residents. All of these efforts will support betterment of lives and conditions in the Target Area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Delta Regional Medical Center Community Health Needs Assessment (2019), intended to guide its program for fiscal years 2019 – 2021, evaluated the conditions in Washington County (city level data is not available). Washington County's average remains near the highest level at (4.7 out of 5) for socioeconomic indicators/barriers to healthcare that are known to contribute to health disparities related to education, culture, language, income and housing. Potential contaminants in the priority sites and their impacts include the following: **Lead:** Low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems and anemia. Pregnant women are also highly vulnerable to lead exposure, which can result in serious effects on the developing fetus (toxstown.nlm.nih.gov). **Asbestos:** Asbestos can cause asbestosis, a scarring in the lungs caused by breathing asbestos fibers; and mesothelioma, a rare cancer of the membrane that covers the lungs; and lung cancer (Agency for Toxic Substances and Disease Registry). **PFAS:** increase cholesterol levels that contributes to heart disease and increases the risk of cancer (<https://www.thorne.com/take-5-daily/article/the-impacts-of-heavy-metal-toxicity>). **Heavy metals:** anxiety, depression, deteriorating eye health, poor kidney function (Agency for Toxic Substances and Disease Registry). **Petroleum:** Breathing petroleum vapors can cause nervous system effects (such as headache, nausea, and dizziness) and respiratory irritation. Very high exposure can cause coma and death. Liquid petroleum products which come in contact with the skin can cause irritation and some can be absorbed through the skin. Chronic exposure to petroleum products may affect the nervous system, blood and kidneys. Gasoline contains small amounts of benzene, a known human carcinogen (cdc.gov). The Needs Assessment shows that despite the fact that US incidence and death rates for all cancers have been declining due to advances in research, detection and treatment, **in Washington County the age-adjusted invasive cancer incident rate has increased.** Per the Needs Assessment in Washington

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County, infant mortality now stands at 12.2 per 1000 live births (50% worse than the state and nearly double the rate of the nation), and the State of Mississippi is currently at a rate of 8.6 per 1000 live births (Americashealthrankings.org). Public Health District III, which covers the City, had the 3rd highest asthma prevalence (7.8%) of the 9 public health districts in MS (Americashealthrankings.org). Access to recreation and fitness facilities encourages physical activity and other healthy behaviors. In Washington County, the recreation and fitness establishment rate per 100,000 residents is low - 5.87, compared with a rate of 9.7 nationally (Delta Regional Medical Center Community Health Needs Assessment, 2018 – most recent). According to EPA EJ Screen, **the target area is in the 72 percentile for cancer risk** compared to other areas across the US.

Given the **elevated cancer rates, infant mortality and asthma incidences** in the County, brownfields exposures are negatively impacting the health of Greenville residents. Further affecting health issues today is COVID-19. According to the Center for Disease Control (CDC), Washington County, of which Greenville is the county seat, has a COVID-19 Community Vulnerability Index of 98, meaning that only 2% of counties in the country are more vulnerable. Mississippi is listed as the #1 most vulnerable state for COVID-19. CDC considers multiple factors for vulnerability including socio-economic status, healthcare and epidemiological factors (<https://precisionforcovid.org/ccvi>). **These impacts include 2,062 cases and 64 deaths as of September 3, 2020, which translates into approximately 5% of the area population.** Moreover, the area is a MUA, and there are only two hospitals in the 761 square mile county, identifying and subsequently removing health hazards in the community is of paramount importance. By assessing the environmental impacts, the City can determine if cleanup is necessary for the site, and if not, then it will determine the safest and most efficient course to move these sites towards suitable reuse.

(3) Economically Impoverished/Disproportionately Impacted Populations: The demographic index (EPA EJ Screen, based on the average of two demographic indicators; Percent Low-Income and Percent Minority) shows the area immediately surrounding the priority sites property to fall in the 95th -100th percentile compared to the US. Similarly, the index for “less than high school education” places the immediate area in the **90th -95th percentile**. The EPA EJ Screen for a one-mile radius surrounding the target area shows the area in the 88th percentile for Air Toxics Cancer Risk, the **87th percentile** for Respiratory Hazards, and the **85th percentile** for Lead Paint indicator (EPA EJ Screen). Further hurting impoverished and disproportionately impacted populations is the lack of health insurance: 27.8% of target area residents are without health insurance, which further limits access to care and increases the likelihood that community residents suffers from brownfield-related conditions that those people living in more economically-advantaged area are far less likely to experience.

In conjunction with brownfields properties across the City, the sites in the target area are an economic drain as the City’s median property values have fallen by \$500 from 2012 to 2017, a startling number considering the US median value has increased by \$12,100 (ACS, 2018).

Three manufacturers within approximately one mile of the target area neighborhoods showed releases of toxic chemicals in 2016: Platte Chemical Company (pesticide and agricultural chemicals manufacturer), Scott Biodiesel, and USG Interiors (lead and mercury). In addition, one former Superfund Site, Walcott Chemical, was located immediately adjacent to downtown (EPA ToxMap). Assessment of the priority sites, will lead to the quantification of potential contaminants and to the reduction and eventual elimination of exposures and related safety hazards. As such the planned assessment work will serve to begin to address the documented environmental justice concerns associated with the area.

2. b. Community Engagement

2.b.i. Project Partners and ii. Project Partner Roles: The following organizations will take an active role in the proposed project: these organizations will dedicate staff member(s) to participate in redevelopment planning and community education in the context of better serving their community.

Partner Name	Point of Contact	Specific Role in the Project
Main Street Greenville	Gretchen Giachelli, 662-378-3121	The public advocate organization will offer input on reuse decisions and will participate in reuse planning.
Mississippi Action for Community Education	Doris Bemford, 662-335-3523	MACE will provide input on cleanup, reuse/infrastructure improvement and will assist with public outreach.
Washington County Economic Alliance	Will Coppage, Executive Director, wcoppage@wceams.com ; 662-378-3141	Input on site selection, reuse decisions and infrastructure improvements; public outreach

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Partner Name	Point of Contact	Specific Role in the Project
Greenville Public Schools	Kavarica McCurry, Parent and Family Engagement Specialist, 662-334-3842	Input on community engagement, advocate for school children and families
Greenville Higher Education Center	Linda Jo Clark, Dean of GHEC Operations Mississippi Delta Community College Office: 662-332-8750	The Center collaborates with potential employers on worker/technical training in order to facilitate redevelopment. The Center will also hold classes at the proposed entrepreneurial center upon redevelopment.
Delta Council	Frank Howell, ED, fhowell@deltacouncil.org 662.686.3350	Council is the operation center for Delta strong which provides workforce training and marketing for reuse sites. Also links developers with financing opportunities.
Greenville Future Farmers of America	Ms. Canvas Delaney, Instructor, 662-334-4030; cdelaney@gville.k12.ms.us	Will engage students and parents in reuse planning for potential farmers market.

2.b.iii. Incorporating Community Input: The City currently has a Community Involvement Plan (CIP) in place for our FY2017 Community-wide Assessment grant that will be modified to address the proposed FY2020 grant funded activities. A public meeting was held on August 28, 2019 to inform the community of this proposed grant application and to solicit comments for reuse planning. During this meeting, the progress of the City's FY2017 Community-wide assessment grant and community needs were discussed, including the need for jobs and access to quality, fresh foods, which led to the selection of these sites as priorities for the community and contributed to plans for reuse. An additional six public meetings will be held over the course of the project and will build upon previous activities to describe the planned actions, address any health/safety concerns, and conduct planning activities. The City has incorporated safety protocols in light of COVID-19, such as social distancing in public offices /meetings. The City will consider other community engagement tools, such as outdoor meetings, to engage a wider audience in a safe and responsible manner and will adapt methods to incorporate virtual community engagement or other acceptable methods as required. CIP elements for disseminating information and soliciting feedback will include: public service announcements (PSAs) placed in the Delta Democrat Times as well as aired on local radio stations WBAQ (97.9 FM) and WNIX (1330 AM); monthly progress updates placed on the City's website with responses to questions received at public meetings; and, copies of project quarterly reports, draft and final ABCAs, reuse plans, and the final report placed in the Percy Public Library. Bringing property owners to the table is an important aspect of initiating, or more importantly gaining access to sites to complete environmental assessment. We will work with community leadership and local residents to leverage their community relationships to foster this cooperative effort. The goals of the project in terms of its community engagement and partnership efforts are to achieve the following: 1) Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup and the community's role in that process. 2) Give the public accessible, accurate, timely and understandable information about the project as it moves forward. 3) Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered in sites selection and reuse planning. 4) Reflect community concerns, questions and information needs. 5) Respect and fully consider and include public input throughout the process as the project moves forward. The community partners will continue to be engaged to support the City in this process.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task/Activity 1: Programmatic Support
<i>i. Project Implementation:</i> Project management of EPA-funded activities for the priority and non-priority site(s), cooperative agreement oversight; budget management, scheduling and coordinating of subcontractors, monthly team meetings, travel to conferences, workshops for purposes of staff development and improvement of project efficiencies; <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort
<i>ii. Anticipated Project Schedule:</i> Months 1-33
<i>iii. Task/Activity Lead(s):</i> Project Director with support from QEP and project staff
<i>iv. Output(s):</i> quarterly reports, ACRES data entry; notes from monthly team meetings
<i>Notes:</i> Given the pre-emptive community engagement activities and community input on sites, the City expects to complete assessment project activities in 24 months and closeout the grant within 30 months.

Task/Activity 2: Community Engagement
i. Project Implementation: Coordination and delivery of active community engagement throughout the project lifetime that builds on previous efforts of the City, including securing site access; community engagement meetings that educate community members on brownfields and the importance of addressing these sites; site selection through community input. Discussion of EPA-funded activities for non-priority site(s), if applicable: A minimum of six community engagement meetings that will include a brownfields education program; community input on site recommendations, suitable reuse and redevelopment of assessed sites; and a planning charrette with community partners and members. Updates and presentations given at public meetings. <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort and efforts of community partners who will host and promote participation of community members
ii. Anticipated Project Schedule: Months 3 through 30, first meeting expected in months 4-6
iii. Task/Activity Lead(s): Project Director with support from QEP and project staff
iv. Output(s): Community Involvement Plan; community meeting summary; community input for reuse plans
<i>Notes:</i> These task activities will build upon successful efforts of the previous assessment grants and those efforts initiated in the Urban Development/Good Neighbor Program
Task/Activity 3: Phase I and Phase II Assessments
i. Project Implementation: <i>EPA-funded activities for the priority site(s):</i> a brownfield site inventory update will be conducted after the grant agreement is executed; based on inventory results and community site recommendations, Phase I ESAs will be completed and further Phase II ESAs as indicated by Phase I findings. For the 500 Block priority site Phase II ESA investigation will be completed based on recommendations from the 2017 grant. <i>EPA-funded activities for non-priority site(s):</i> Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. <i>Non-EPA grant resources needed:</i> in-kind resources including staff time for oversight of the QEP and review of all findings/reports/technical activities
ii. Anticipated Project Schedule: Months 2-24, priority site activities will start by month 3
iii. Task/Activity Lead(s): QEP with oversight by the City project director and technical director
iv. Output(s): Site inventory; Generic Quality Assurance Plan (QAPP); 10 Phase I ESAs; 5 sites-specific QAPPs; 5 Phase II ESAs; and Asbestos and Lead Based Paint surveys (as needed).
<i>Notes:</i> QEP has been contracted through an open bid process as described in section 4.a.iii, which means that the City is poised to initiate activities upon submission of a work plan and execution of cooperative agreement.
Task/Activity 4: Cleanup and Reuse Planning
i. <i>Project Implementation:</i> EPA-funded activities for the priority site(s): cleanup and reuse plans for up to 5 sites; the development of a market feasibility study for the target area; further market viability analysis for up to 5 specific sites from this or the previous assessment project. <i>EPA-funded activities for non-priority site(s):</i> identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. Non-EPA grant resources needed: in-kind resources - planning and economic development staff efforts (60-80 hours per year estimated)
ii. <i>Anticipated Project Schedule:</i> Months 6 through 30
iii. <i>Task/Activity Lead(s):</i> project director with assistance from QEP
iv. <i>Output(s):</i> 5 ABCAs and reuse plans with visual renderings; a market feasibility study for the target area; and market viability analyses for up to 5 specific sites from this or the previous assessment project.
<i>Notes:</i> Proposed planning efforts are a critical component for the City to move assessed sites to valuable reuse.

3b. Cost Estimates: The following cost estimates were derived by the City based on our experiences and the project expenses from our previous EPA brownfields grants.

Task 1 – Program Management: *Travel: \$7,000* in travel expenses for attendance for two persons at one national and one regional brownfields-related training conferences/workshops. *National brownfields conference attendance* = \$3,800 [Breakout - \$1,600 hotel (2 persons X 4 nights x \$200 per night), \$600 registration (\$300 per person), \$800 flights (\$400 per person, most flights require transfers from our location), \$600 per diem expenses (\$75 per person X 2 for 4 days) and \$200 ground transport (parking and airport transfers, taxis). *Regional brownfields conference attendance* = \$3,200: \$1,200 hotel (2 persons X 4 nights (including travel days x \$150 per night), \$400 registration (\$200 per person), \$800 flights (\$400 per person, or mileage for drivable location), \$600 per diem expenses (\$75 per person X 2 for 4 days) and \$200 ground transport (parking and airport transfers, taxis). Remaining travel funds will be applied to *local travel/mileage to meetings* with property owners, developers or to public meetings by

City of Greenville, MS FY21 EPA Community-wide Assessment Grant

city staff members (@\$.50 mile). *If workshops are held virtually, the City will apply any excess funds towards community engagement and assessment activities.*

Supplies: \$1,000 is allocated to typical offices supplies, including stationary, paper, ink, printing, and postage for all administrative and programmatic tasks over the three-year grant project.

Contractual: \$14,000 is budgeted for program support by a contracted Qualified Environmental Professional (QEP), which will provide for 140 hours at \$100 per hour over the three-year project period. The City will secure contractual support through a competitive bid process to ensure compliance with EPA cooperative agreement terms & conditions. The City, with support from the QEP, will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements.

Task 1 total: \$22,000

Task 2 – Community Engagement: **Supplies: \$1,000** for typical office supplies, printing, public notices and postage for community engagement tasks over the three-year grant project.

Contractual: \$13,000 in QEP support are budgeted for updating the current Community Involvement Plan (\$3,000) and approximately 100 hours at \$100 per hour (\$10,000) for community-wide meetings, focus groups, charrettes, & visioning sessions as well as for meetings with site owners and potential developers. *Should COVID-19 safety precautions be required, the City and QEP are experienced at conducting virtual community engagement activities online.* **Task 2 total: \$14,000**

Task 3 – Assessment: **Contractual:** QEP to conduct Environmental Site Assessment activities (ESAs): 10 ASTM-AAI compliant Phase I ESAs @ \$3,500 each = \$35,000 with \$8,000 allotted for supplemental lead/asbestos surveys, given the age of downtown properties; 1 Generic Quality Assurance Plan (QAPP) = \$4,000; 5 Phase II ESAs and Site-Specific Quality Assurance Project Plans @ approximately \$25,000 for each site = \$125,000; *Phase II ESA costs vary due to the complexity of the site and type of contaminant(s).* **Task 3 total: \$172,000**

Task 4- Remediation/Reuse Planning: Develop 5 ABCAs at \$5,000 each (Total \$25,000); prepare 5 and reuse plans with visual rendering at \$5,000 each (Total \$25,000); develop a market feasibility study for the target area (\$17,000), and complete market viability analyses relative to the reuse of 5 specific sites from this or the previous assessment project at \$5,000 each (Total \$25,000). The QEP team contracted by the City includes a WBE economic strategy firm. **Task 4 Total: \$92,000**

Budget Table					
Project Tasks					
	1: Program Management	2:Community Engagement	3:Assessment	4: Reuse Planning	Total
Travel	\$7,000				\$7,000
Supplies	\$1,000	\$1,000			\$2,000
Contractual	\$14,000	\$13,000	\$172,000	\$92,000	\$291,000
Category subtotals	\$22,000	\$14,000	\$172,000	\$92,000	\$300,000

3.c. Measuring Environmental Results

The Project Director with support from key staff and the QEP will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly communication with the EPA Project Officer. The activities and outcomes are tracked through a project management and invoice management system.

Outputs: Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings, updated Community Involvement Plan.

Outcomes: Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles the City will work the assigned EPA Project Officer and the QEP to implement countermeasures, such as reevaluating project management strategies to resume the project schedule as outlined in the work plan.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and ii. Description of Key Staff: After the issuance of a cooperative agreement, the project team will coordinate with its Mississippi Department of Environmental Quality (MDEQ) representative, the EPA Project Officer, and the QEP for a project kick off meeting. The project team and QEP will meet *quarterly* by conference call with MDEQ and EPA to review the progress and ensure project goals and schedule are met. Project activities will commence within the first three months of award. The project team will schedule and plan public meetings upon notification of award. The City will engage its community partners in the planning of these meetings. **Mayor Errick D. Simmons** currently serves as the Program Director for the City of Greenville Brownfields Program and is responsible for the timely and successful implementation of the grant project. Mayor Simmons has been accepted into the inaugural Mayors' Institute on City Design Just City Mayoral Fellowship, a new program created by MICD, the Just City Lab at the Harvard Graduate School of Design. The program investigates the ways design and planning contribute to conditions of justice and injustice in our cities and was created to repair those injustices through thoughtful and purposeful design. He will work to apply those principles in Greenville. **Kyla Washington**, Assistant to the Mayor, coordinates day-to-day activities, community engagement and programmatic grant activities. **Amelia Wicks**, City Clerk, is responsible for the financial aspects of the project including drawdowns, procurement, financial tracking and invoice payment. In addition to the 2107 EPA Community-wide Assessment Grant, Mayor Simmons and the team have experience in managing Mississippi DOT, Delta Regional Authority, Federal Aviation Administration and Federal Emergency Management grants. The City has contracted a Qualified Environmental Professional (QEP) to assist in managing the grant and conducting project activities in accordance with local and federal procurement requirements at 40 CFR 200.317-200.326.

4.a.iii. Acquiring Additional Resources: The City procured A QEP through a competitive bid process for its FY2017 Brownfields project. The procurement process included issuance of a request for qualifications, a mandatory pre-bid meeting and bid opening. A selection committee was formed to choose the top QEP based on qualifications and prior experience, and a recommendation was made to the City Council for approval. The QEP has made good faith efforts in securing Disadvantaged Business Enterprise (DBE) subcontractors. If the contract expires during the proposed project, the City will comply with the required procurement process (40 CFR 200). Should changes in city staff occur, the City has processes in place to replace team members without significant project impacts.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: Yes, see table below:

Agency	Program	Amount	Funds Remaining	Date	Grant Accomplishments
US EPA	Brownfields Assessment	\$300,000	\$0 as of 9/10/20	2017	12 Phase I ESAs, marketing materials; two asbestos surveys, one wetland assessment, and 7 Phase II ESAs (ACRES as of 10/1/20)
US EPA	Brownfields Assessment	\$400,000	\$0	2013	20 assessments in total, 14 Phase I and 7 Phase II ESAs
FY 2017 Additional Accomplishments					
Acres Assessed:					93.49 Acres
Estimated Direct Redevelopment Dollars Invested in assessed sites:					\$23,000,000
Estimated Permanent (and, Temporary) Jobs Directly Created or Retained					268 Jobs

Note: As part of the outputs noted, the Matcor site (ACRES site #237325), has been repurposed as a Nufarm manufacturing facility. Nufarm manufactures seeds and crop protection solutions, and the Company prides itself on its adhering to the highest standards of health and safety has committed to conducting business without adverse impact on its neighbors.

ii. Compliance with Grant Requirements: The City complied with work plans, schedules, terms and conditions for the 2017 and 2013 grants. Quarterly reports and deliverables were submitted to EPA and entered into ACRES in a timely fashion. The 2013 grant was completed and closed-out nine months ahead of schedule and the 2017 grant closeout report in September 2020 (3 months ahead), both with no funds remaining. All terms/conditions were met, and **the final funds were drawn down as of September 11, 2020.**

Threshold Criteria Response
Greenville, MS Community-Wide Assessment Grant

- **A statement of applicant eligibility:** The City of Greenville (MS) is a general purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.
- **Documentation of applicant eligibility** if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity:
Not applicable
- **Description of community involvement:** The City currently has a Community Involvement Plan (CIP) in place for our FY2017 Community-wide Assessment grant that will be modified to address the proposed FY2020 grant funded activities. A public meeting was held on August 28, 2019 to inform the community of this proposed grant application and to solicit comments for reuse planning. During this meeting, the progress of the City's FY2017 Community-wide assessment grant and community needs were discussed, including the need for jobs and access to quality, fresh foods, which led to the selection of these sites as priorities for the community and contributed to plans for reuse. An additional six public meetings will be held over the course of the project and will build upon previous activities to describe the planned actions, address any health/safety concerns, and conduct planning activities. The City has incorporated safety protocols in light of COVID-19, such as social distancing in public offices /meetings. The City will consider other community engagement tools, such as outdoor meetings, to engage a wider audience in a safe and responsible manner and will adapt methods to incorporate virtual community engagement or other acceptable methods as required. CIP elements for disseminating information and soliciting feedback will include: public service announcements (PSAs) placed in the Delta Democrat Times as well as aired on local radio stations WBAQ (97.9 FM) and WNIX (1330 AM); monthly progress updates placed on the City's website with responses to questions received at public meetings; and, copies of project quarterly reports, draft and final ABCAs, reuse plans, and the final report placed in the Percy Public Library. Bringing property owners to the table is an important aspect of initiating, or more importantly gaining access to sites to complete environmental assessment. We will work with community leadership and local residents to leverage their community relationships to foster this cooperative effort. The goals of the project in terms of its community engagement and partnership efforts are to achieve the following: 1) Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup and the community's role in that process. 2) Give the public accessible, accurate, timely and understandable information about the project as it moves forward. 3) Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered in sites selection and reuse planning. 4) Reflect community concerns, questions and information needs. 5) Respect and fully consider and include public input throughout the process as the project moves forward. The community partners will continue to be engaged to support the City in this process.
- **Documentation of the available balance** on each Assessment Grant: *Please see the attached documentation.*

Payment Request Schedule Confirmation

Payment Schedule - Account ID level	
Schedule Name :	2020-002
Schedule Status :	Active
Bank Relationship :	065300279*****8239
Business Days Prior to Settlement :	2
Settlement Dates :	09/11/2020

Recipient : CITY OF GREENVILLE (1131410)						
Federal Agency : RTPFC-Grants (68128933)						
Account ID	Account Status	Request Reference Number	Available Balance	Amount Requested	Remittance Code	Remittance Amount
BF00D60317	Open	2020-002	\$5,874.02	\$5,874.02		
BF00D60317- G400NY00 - HAZARDOUS	Open			\$5,874.02		

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Choose State...

8. APPLICANT INFORMATION:

* a. Legal Name:

Amelia Wicks

* b. Employer/Taxpayer Identification Number (EIN/TIN):

64 6000394

* c. Organizational DUNS:

0677234370000

d. Address:

* Street1:

340 Main Street

Street2:

PO Box 897

* City:

Greenville

County/Parish:

* State:

MS: Mississippi

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

38701-4039

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Amelia

Middle Name:

* Last Name:

Wicks

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

6623781597

Fax Number:

* Email:

awicks@greenvillems.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 Greenville MS EPA Brownfields Community-wide Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant MS-02

* b. Program/Project MS-02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2021

* b. End Date: 09/30/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Amelia

Middle Name:

* Last Name: Wicks

Suffix:

* Title: AOR

* Telephone Number: 6623781597 Fax Number:

* Email: awicks@greenvillems.org

* Signature of Authorized Representative: Amelia D Wicks * Date Signed: 10/27/2020